



**PINECREST ANNEXATION STUDY  
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## 1.2 – MIAMI-DADE COUNTY REGULATIONS

Annexation is the process whereby an established municipality amends its boundaries by adding lands that were previously outside of its boundaries pursuant to requirements contained in the Miami-Dade County Code Chapters 20-1 thru 20-3 and 20-30. The Code addresses petition requirements and considerations made by the Planning and Advisory Board and the Board of County Commissioners.

Miami-Dade County is governed by Chapter 20 of the Miami-Dade County Code of Ordinances and the annexation process is delineated there. Upon these considerations the Board of County Commissioners determine if the annexation is to be put to a vote by the electorate (if more than 250 electors reside in the boundaries) of the affected area.

### **Miami-Dade County Code Chapter 20 Annexations**

#### **Sec. 20-3. Initiated by governing body of municipality.**

Any proposed boundary change desired by the governing body of a municipality shall be initiated by resolution of such governing body adopted after a public hearing held pursuant to written notice mailed to all owners of property within the area and within six hundred (600) feet thereof in such proposed boundary changes, according to the current tax assessment roll, and pursuant to published notice; provided, however, that no notice shall be required when all owners of property within the area and within six hundred (600) feet thereof shall consent in writing to the proposed boundary change. The cost of such notice shall be paid by the governing body of the municipality. Three (3) duly certified copies of such resolution requesting the proposed boundary changes, together with proof of compliance with the notice requirements aforesaid, shall be filed with the Clerk of the County Commission, and shall be accompanied by the following:

- (A) An accurate legal description of the lands or land area involved in such proposed boundary change.
- (B) A map or survey sketch accurately showing the location of the area involved, the existing boundaries of the municipality or municipalities affected, and indicating the relation of the area involved to the existing municipal boundaries.
- (C) Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains either more than two hundred fifty (250) residents who are qualified electors or less than two hundred fifty (250) residents who are qualified electors.
- (D) A brief statement setting forth the grounds or reasons for the proposed boundary changes.
- (E) A statement declaring whether an enclave, as defined in Section 20-7(A)(1)(c), borders the municipality and whether the proposed boundary change includes such enclave.
- (F) In addition to the foregoing, there shall be filed with the Clerk of the County Commission the following information:
  - (1) *Land use plan and zoning.* The municipality shall present a general land use plan and a map showing proposed zoning for the subject area which, if annexed, will be enacted by

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the municipality. This information shall be submitted regardless of size of area or state of existing development.

- (2) *List of services to be provided.* In this section the municipality shall describe in detail the character and amount of services which the municipality would provide to the area if annexed. The discussion of service levels shall take into account not only existing development but changes in the character and extent of development which may be reasonably anticipated in the near future based on the land use plan and zoning for the area as submitted by the municipality in accordance with (1) above. The statements pertaining to the various services shall be set forth under the headings listed below. The character and amount of services now being received in the area sought for annexation shall be set forth for comparative purposes.
  - (a) Police protection.
  - (b) Fire protection.
  - (c) Water supply and distribution.
  - (d) Facilities for the collection and treatment of sewage.
  - (e) Garbage and refuse collection and disposal.
  - (f) Street lighting.
  - (g) Street construction and maintenance.
  - (h) Park and recreation facilities and services.
  - (i) Building inspection.
  - (j) Zoning administration.
  - (k) Local planning services.
  - (l) Special services not listed above.
  - (m) General government.
- (3) *Timetable for supplying the services listed above.* For each of the services listed the time schedule for the provision of that service shall be set forth. The timetable shall be in terms of how soon after the annexation ordinance is finally adopted will the service be provided. If changes in the character and extent of the development in the area can reasonably be anticipated, these changes shall be taken into account in the proposed timetable.
- (4) *Financing of the services listed above.* For each of the services listed above, estimates of the costs of providing, maintaining and operating the service shall be set forth along with the methods used in making the estimates. The sources of funds which the municipality would utilize in providing, maintaining and operating the services listed shall be stated for each service and the effect this will have on the remainder of the municipality shall be analyzed.
- (5) *The tax load on the area to be annexed.* This section of the report shall discuss in narrative form, including estimated figures, the direct and indirect tax revenue from the area sought for annexation after annexation compared with the current period before annexation. Particularly this section shall clearly and concisely appraise the tax impact on the property owners and others residing and/or doing business in the area, and on those residing and/or doing business within the municipality. Methods utilized in making estimates contained in this section shall be fully and clearly set forth.
- (6) *Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals").* The municipality shall set forth the following information in its annexation petition or shall supplement its annexation petition, if such petition is pending as of the effective date of this ordinance:

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- a. The reason that any area designated terminals and areas located within one-half (½) mile surrounding any area designated terminals ("surrounding areas") should be annexed to the municipality;
  - b. The impact that annexation may have on the operation and future development of facilities within any area designated terminals and surrounding areas;
  - c. The municipality's assessment of the present and future importance to the economy, job generation, and future development of the County and the region of any area designated terminals and surrounding areas proposed to be included in the area annexed;
  - d. Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality; and
  - e. A proposed Interlocal Agreement with the County which would include provisions agreeing to the County's retention of master plan and regulatory control over any area designated terminals and surrounding areas, which shall set forth with specificity the limitations and conditions to be imposed on the municipality's jurisdiction of the area proposed for annexation.
- (G) Certificate of the Director of the Department of Planning and Zoning certifying that in the Director's sole determination an area proposed for annexation or separation having two hundred and fifty (250) or fewer registered electors is more than fifty (50) percent developed residential. This certification will determine whether an election of registered electors will be required as provided in Section 20-9.
- (H) A petition filed with the Clerk of the County Commission indicating the consent of twenty-five (25) percent plus one (1) of the electors in the area proposed for annexation provided however, no petition shall be required where the property proposed for annexation is vacant or where there are two hundred fifty (250) or less resident electors.

*(Ord. No. 60-42, § 3, 11-29-60; Ord. No. 64-21, § 1, 5-19-64; Ord. No. 66-60, § 1, 11-15-66; Ord. No. 70-2, § 2, 1-7-70; Ord. No. 96-39, § 1, 2-20-96; Ord. No. 96-73, § 1, 5-21-96; Ord. No. 96-136, § 1, 9-17-96; Ord. No. 01-168, § 1, 10-23-01; Ord. No. 05-112, § 2, 6-7-05; Ord. No. 07-176, § 1, 12-4-07)*

### **Sec. 20-3.1. Exception to filing and consideration of requests for annexation.**

No proposed boundary change request shall be filed, nor shall any filed request be heard, considered, or approved, pursuant to Section 20-7 or Section 20-8 by the Board of County Commissioners when the governing body requesting the change has omitted as part of the boundary change application information on an existing enclave, as defined in Section 20-7(A)(1)(c), adjacent to the municipality's boundaries or when the boundary change application creates a new enclave.

*(Ord. No. 07-176, § 2, 12-4-07)*

One of the important elements is that annexing municipalities do not receive Utility Taxes and Franchise Fees imposed by Miami-Dade County. The County retains these funding sources and they are not available to the municipalities.

### **Potential Changes in the County Code**

Miami-Dade County Board of County Commissioners has established a Task Force to study the issues related to annexations and incorporations in the County. The Annexation and Incorporation Task Force was created by R-983-12 to review pending annexation and incorporation proposals, and to make recommendations on how the County should proceed to address the remainder of the unincorporated communities. The Task Force consisted of 13 members, with each County Commissioner appointing one member.

**Key elements of the recommendations of the Task Force** (The full report is included in the Appendix)

#### Recommendation 2

That the Code be amended to remove the PAB Incorporation and Annexation Committee review requirement.

#### Recommendation 3

That the Code be amended so that any newly annexed areas receive the revenue from Utility Taxes and Franchise Fees of the area provided any outstanding debt secured by these revenues has been retired, reflecting the current process for incorporations.

#### Recommendation 7

Amend the County Code to remove the provisions of mitigation on annexations of non-revenue neutral areas.

#### Recommendation 9

The Board should adopt a policy prohibiting a single commissioner from vetoing any incorporation or annexation application.

#### Recommendation 10

Recommending that annexation and incorporation boundaries be contiguous, logical, and compact, while seeking natural boundaries and allowing a case by case review process for nonconforming areas. Additionally requests for annexations or incorporations shall not create enclaves.

#### Recommendation 14

That the County encourages annexations and incorporations of unincorporated areas to get out of the municipal services business and focus on regional services.

#### Recommendation 15

That every municipal charter shall include provisions for pension and salaries of elected officials.

#### Recommendation 16

Create an advisory panel to analyze UMSA and create a long term plan for improvement and development in which the planning intended is to improve all areas where incorporation seems feasible.

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Recommendation 16 was amended on July 24, 2013 to include the following:  
Once approximately 20 percent or less of the County's population remains in UMSA ,the County will poll residents to determine if full incorporation is desirable.

### Recommendation 17

Miami-Dade County to provide a report to the public, a comprehensive accounting of areas in UMSA including population that are not currently included in any MAC or annexation study, within 60 days.

### Recommendation 18

That the Board adopt an ordinance enabling areas that can't be served by the County efficiently and effectively and were contiguous to an active proposed incorporation or annexation area, have an opportunity to opt in upon 20 percent petition by the residents of the area and approval of the majority of the Board to a current MAC or annexation effort, prior to the PAB meeting.

### Recommendation 19

Miami-Dade County to maintain an updated electronic incorporation and annexation web portal site to include frequently asked questions and principles, pamphlets describing how to incorporate and annex provides what the process is, a list of active incorporations and annexations, and a list of enclave areas.

### Recommendation 21

That the Board obtains a consultant to make a recommendation on UMSA. Recommending that the annexation and incorporation boundaries be contiguous, logical, and compact, while seeking natural boundaries and include an economic component.

## **Application of Recommendation 21**

Miami-Dade County issued an RFP to complete an "Analysis of Future Incorporations and Annexations within Unincorporated Areas". This study will focus on assessing rules and regulations for the potential of incorporating all of the current UMSA areas, and preparing policies that will guide the future of annexations and incorporations. The timeline for the analysis is:

- April 2014, RFP issued
- May, 2014 RFP deadline
- June 2014, Interviews with firms
- June, 2014, negotiation with selected firm
- September, 2014 expected start of study based on approval by the Board of County Commissioners
- March, 2015, expected completion date of the study.

### **1.3 - CURRENT REPRESENTATION**

Each of the potential annexation areas are currently within the unincorporated area of Miami-Dade County. Therefore, the only governmental representation, at the local level, is the County Commissioner that serves the area. High Pines, Snapper Creek and East Kendall are all within Commission District #7, represented by Xavier Suarez. The Falls is almost entirely within Commission District #8, represented by Linda Bell. A small portion of this area is within Commission District #7.

See the map found in Exhibit 1-2.



**SECTION 2  
DEMOGRAPHICS**

**2.1 DESCRIPTION OF THE TARGET AREA**

The Snapper Creek and High Pines areas are located to the north of the existing Village of Pinecrest boundaries. East Kendall and The Falls are located west of the current municipal limits of the Village.

The sizes and Taxable Value of the areas are found in Table 2-1.

**TABLE 2-1  
LAND AREA AND VALUES OF THE STUDY AREAS**

<b>Area</b>	<b>Land Area (Acres)</b>	<b>2013 Taxable Value</b>
The Falls	3,163.90	\$3,726,223,930
East Kendall	2,354.10	\$2,413,247,085
Snapper Creek	106.62	\$ 156,090,444
High Pines	525.07	\$1,000,035,193
Pinecrest	4,864.00	\$3,692,062,025

**2.2 POPULATION AND HOUSING**

Annexation of two of the four target areas will have a relatively minor impact on the Village of Pinecrest. Snapper Creek has a very small population in comparison to the Village. High Pines will generate a 16% increase in the population.

Annexation of East Kendall and The Falls generate a significantly different result. The population of East Kendall is over 152% of Pinecrest's, while the population of The Falls is 118% of the Village's. With the annexation of any one of these areas, the population, and service requirements will increase significantly.

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**TABLE 2-2  
POPULATION CHARACTERISTICS**

	<b>The Falls</b>	<b>East Kendall</b>	<b>Snapper Creek</b>	<b>High Pines</b>	<b>Pinecrest</b>
<b>Population</b>					
2018 Projection	22,179	29,874	1,027	3,326	18,650
2013 Estimate	21,374	27,603	995	3,214	18,130
2010 Census	20,949	26,122	980	3,161	17,891
Median Age	42.7	40.3	37.9	42.3	42.8
Below 18	4,668	5,127	232	791	4,531
Percent below 18	21.8%	18.6%	23.3%	24.6%	25.0%
65+	2,970	4,249	109	509	2,484
Percent over 65	13.9%	15.4%	11.0%	15.8%	13.7%

Source: Claritas

The housing supply of the Village and three of the study areas are primarily Single Family units. Only East Kendall's housing stock is primarily Multi-family.

**TABLE 2-3  
HOUSING CHARACTERISTICS**

	<b>The Falls</b>	<b>East Kendall</b>	<b>Snapper Creek</b>	<b>High Pines</b>	<b>Pinecrest</b>
<b>Households</b>					
2018 Projection	7,623	12,972	409	1,278	6,462
2013 Estimate	7,298	11,836	400	1,230	6,241
2010 Census	7,110	11,079	396	1,205	6,123
Growth 2013-2018	4.46%	9.60%	2.40%	3.96%	3.54%
Growth 2010-2013	2.64%	6.84%	0.89%	2.07%	1.93%
<b>Housing</b>					
Total Units	7,809	13,587	445	1,378	6,676
SF Detached	5,717	4,588	206	904	4,783
SF Attached	670	908	5	64	365
Duplex	40	90	2	10	68
Multi-Family	1,382	7,999	232	400	1,460
Owner Occupied	83.19%	55.95%	56.25%	78.46%	80.64%
Median Housing Value	\$298,945	\$226,841	\$315,278	\$510,591	\$547,509
Median Year Built	1975	1975	1967	1959	1968

Source: Claritas

**TABLE 2-4  
ECONOMIC INDICATORS**

	<b>The Falls</b>	<b>East Kendall</b>	<b>Snapper Creek</b>	<b>High Pines</b>	<b>Pinecrest</b>
<b>Economic Indicators</b>					
Median HH Income	\$74,369	\$48,047	\$57,791	\$75,314	\$90,581
Average HH Size	2.92	2.33	2.49	2.61	2.90
Average # of Vehicles	2.02	1.58	1.68	1.82	2.07
Families Below Poverty	4.83%	6.73%	9.65%	3.99%	4.52%
Unemployment Rate	7.97%	11.32%	7.62%	5.34%	5.09%
Take Public Trans to Work	1.94%	5.08%	9.54%	5.63%	4.12%

Source: Claritas

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**TABLE 2-5  
EXISTING BUSINESSES AND EMPLOYMENT**

Category	The Falls		East Kendall		Snapper Creek		High Pines		Pinecrest	
	Total Establishments	Total Employees								
Agriculture, Forestry, Fishing and Hunting	1	2	1	2	0	0	0	0	3	7
Mining, Quarrying, and Oil and Gas Extraction	0	0	1	2	0	0	0	0	1	2
Utilities	1	24	0	2	0	2	0	0	1	7
Construction	82	323	53	276	3	24	2	12	57	229
Manufacturing	30	334	23	146	1	18	1	3	13	64
Wholesale Trade	49	277	45	425	2	13	2	7	32	128
Transportation and Warehousing	8	29	11	61	0	2	1	7	10	120
Information	19	137	23	185	2	3	2	11	14	99
Real Estate and Rental and Leasing	46	325	91	584	3	17	4	17	51	493
Professional, Scientific, and Technical Services	116	601	434	2,242	7	31	11	30	188	790
Management of Companies and Enterprises	2	6	2	28	0	2	0	0	5	32
Admin,Support,Waste Mgmt Remediation Services	37	190	45	177	3	18	2	13	45	198
Educational Services	21	397	26	701	1	42	4	235	25	966
Healthcare and Social Assistance	122	1,316	856	5,016	6	27	4	23	114	630
Arts, Entertainment, and Recreation	19	70	13	91	1	4	2	3	12	69
Retail Trade	168	2,085	200	3,217	7	209	16	97	120	1,703
Finance and Insurance	39	201	182	1,645	3	11	2	10	92	629
Accommodation and Food Services	28	1,036	71	1,573	4	64	2	42	55	876
Other Services (except Public Administration)	99	436	73	428	4	24	14	52	68	709
Public Administration	2	52	4	20	0	1	0	0	5	37
<b>Total</b>	<b>889</b>	<b>7,841</b>	<b>2,154</b>	<b>16,821</b>	<b>47</b>	<b>512</b>	<b>69</b>	<b>562</b>	<b>911</b>	<b>7,788</b>

Source: Claritas

**SECTION 3  
LAND USE**

**3.1 EXISTING CODES AND REGULATIONS**

**Land Use Regulations**

This element of the Annexation Feasibility and Strategy Study identifies zoning and land use regulations that exist in Miami-Dade County and the Village of Pinecrest, and identifies differences regarding permitted uses and other factors that affect lifestyles.

Initial research for this portion of the study included obtaining zoning regulations for the Village of Pinecrest, and determining the zoning districts in the proposed unincorporated annexation areas. Determination of zoning districts in the unincorporated areas involved obtaining all of the Section Township and Range zoning maps from the Miami-Dade County web site, and examining each one to identify what districts exist for the particular areas. District regulations for both jurisdictions were obtained from Municode. The following table lists all of the residential zoning districts in the Village of Pinecrest in the left-hand column. Other columns list the County district with the same name located in each of the annexation areas:

**Zoning**

The comparison of the Zoning Districts within the Village and those from Miami-Dade County reveal that although there is a different nomenclature, the districts are compatible.

**Residential Zoning Districts**

Village of Pinecrest	Miami-Dade Annexation Areas			
	The Falls	High Pines	Snapper Creek	East Kendall
EU-1C				
EU-1	EU-1	EU-1		EU-1
EU-S		EU-S		EU-S
EU-M	EU-M	EU-M	EU-M	EU-M
RU-1	RU-1	RU-1	RU-1	RU-1
RU-2	RU-2		RU-2	RU-2
RU-3		RU-3		
RU-3M		RU-3M		RU-3M
RU-4L				RU-4L
RU-4M	RU-4M			RU-4M
RU-4				RU-4
	RU-TH			RU-TH
				RU-4A

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These districts include regulations for large estate lots, smaller suburban single-family house lots and high-density multi-family properties. The table above shows that there are similar districts in both the Village and Annexation Areas, however a more detailed review of regulations will follow and identify differences between these districts. In addition, this table illustrates that there are two residential districts in the Annexation areas which do not exist in the Village of Pinecrest. A brief description of those districts, allowable uses and lot/building requirements is provided below.

### County Residential districts not in the Village

#### RU-4A, Hotel Apartment House District

Uses permitted include:

- All uses in RU-1, RU-2, RU-1M(a), RU-1M(b), RU-3, RU-TH and RU-RH. RU-RH is described below as are RU-1M(a & b)
- Workforce housing subject to XIIA
- Multiple family apartment less than 11 units in a single building
- Hotels, motels, apartments, with 11 or more units subject to site plan approval
- Convalescent homes
- Medical observatory dormitory
- Private clubs, lodges, etc.
- Public art galleries, libraries, museums
- Bungalow villas
- County housing projects
- Community residential facility

Lot & building requirements include:

- Minimum lot area: 10,000 square feet
- Minimum lot width: 100'
- Front setback: 25' for structures up to 35' in height; above 35' setback is increased based on formula
- Rear setback: same as front
- Interior side setback: based on formula relative to building height

RU-TH, Townhouse District. The purpose of this district is to provide a townhouse zoning district to permit separate ownership of single-family units in compliance with specific townhouse development regulations which are generally described below.

Uses permitted include:

- All uses in RU-1, RU-2, RU-1M(a), RU-1M(b), RU-3, and RU-TH
- Workforce housing subject to XIIA
- Townhouses in accordance with specific related criteria

Development Standards include:

- Lot size: 1,250 square feet
- Density: 8.5 units per net acre
- Open space: 30%
- Group length: 240'

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- Frontage on Roads or Greens: each rowhouse lot shall have clear frontage on a public or private street.
- Building height: 40 feet
- Front setback: 15'
- Rear setback: 10'
- Side street setback: 15'

RU-RH, Rowhouse District. The purpose of this district is to create developments at a pedestrian scale and related streetscapes. A “rowhouse” is a one-family dwelling unit of a group of three or more such units each separated from the next by a common party fire wall.

Uses permitted include:

- All uses in RU-1, RU-2, RU-1M(a), RU-1M(b), RU-3, and RU-TH
- Rowhouses in accordance with specific related criteria
- Workforce housing subject to XIIA

Development Standards include:

- Lot size: 1,250 square feet
- Density: 12 units per net acre
- Open space: projects over 1 acres require 12%
- Group length: 240'
- Frontage on Roads or Greens: each rowhouse lot shall have clear frontage on a public or private street.
- Building height: 40 feet or 3-stories
- Front setback: 10'
- Rear setback: 5'
- Side street setback: 10'
- Space between buildings: 15'

RU-1M(a) & (b) are “modified” single family districts with the same uses as allowable in the RU-1 district. They are “modified” to allow lot widths of 50' and 60', and lot areas of 5,000 square feet and 6,000 square feet respectively. Their setbacks and other specific lot and building requirements are also slightly different.

In addition to the above, although some districts in the Village of Pinecrest have the same name as those in the annexation areas, the allowable uses and lot/building requirements are different and some have significant differences. The following provides a side-by-side comparison of each of these districts pointing out where there are differences.

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### Similar Residential District Comparison

*EU-1, Residential Estate District.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Single Family One-Acre	Residential Estate
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Workforce Housing</li> <li>• Guest House</li> <li>• Poultry/Fowl Raising</li> <li>• Keeping Horses/Cows</li> <li>• Private Boat Docks</li> <li>• Truck Gardening</li> <li>• Bee Keeping</li> <li>• Group Home</li> </ul>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Accessory Unit</li> <li>• Limited Livestock</li> <li>• Limited truck gardening</li> <li>• Bee keeping</li> <li>• Foster care &amp; group home with &lt;7 residents</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Public Utilities</li> <li>• Cluster Development</li> </ul>
<i>Minimum Lot Area</i>	1 Acres (including R/W)	1 Acres (including R/W)
<i>Max Lot Coverage</i>	15% or 20% if one-story home	20%
<i>Minimum Lot Width</i>	125'	125'
<i>Minimum Lot Depth</i>	200'	200'
<i>Minimum Living Area</i>	15,000 cubic feet	1,800 square feet
<i>Front Setback</i>	50'	50'
<i>Side Interior Setback</i>	15'	20'
<i>Side Street Setback</i>	25'	25'
<i>Rear Setback</i>	25'	25'

Although the regulations are similar in both the unincorporated Annexation Area and the Village of Pinecrest, there are a number of differences which could impose hardships on residents if they were not addressed. Those differences include:

- Allowable uses
- Conditional uses
- Lot coverage
- Allowable living area
- Side setback

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*EU-S, Residential Suburban Estate District.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Estate use Suburban	Residential Estate      Suburban
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Workforce Housing</li> <li>• Guest House</li> <li>• Servants quarters</li> <li>• Group Home (with specific limitations)</li> </ul>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Accessory Unit</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Public Utilities</li> </ul>
<i>Minimum Lot Area</i>	25,000 (including R/W)	25,000 (including R/W)
<i>Max Lot Coverage</i>	30%	30%
<i>Minimum Lot Width</i>	125'	125'
<i>Minimum Lot Depth</i>	135'	135'
<i>Minimum Living Area</i>	15,000 cubic feet	1,500 square feet
<i>Front Setback</i>	35'	35'
<i>Side Interior Setback</i>	15'	20'
<i>Side Street Setback</i>	25'	25'
<i>Rear Setback</i>	25'	25'

Although the regulations are very similar in both the unincorporated Annexation Area and the Village of Pinecrest, there are a number of differences which could impose hardships on residents if they were not addressed. Those differences include:

- Allowable uses
- Conditional uses
- Allowable living area
- Side setback

## Village of Pinecrest Annexation Study

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*EU-M, Residential modified estate district.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Estate Modified	Residential Modified Estate
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Workforce Housing</li> <li>• Private boat docks</li> <li>• Group Home (with specific limitations)</li> </ul>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Accessory Unit</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Public Utilities</li> </ul>
<i>Minimum Lot Area</i>	15,000 SF net	15,000 SF net
<i>Max Lot Coverage</i>	30%	30%
<i>Minimum Lot Width</i>	100' (prior to 1957) 120' after	120'
<i>Minimum Lot Depth</i>	115'	115'
<i>Minimum Living Area</i>	12,500 cubic feet	1,200 square feet
<i>Front Setback</i>	25'	25'
<i>Side Interior Setback</i>	15'	15'
<i>Side Street Setback</i>	25'	25'
<i>Rear Setback</i>	25'	25'

These district regulations are very similar in both the unincorporated Annexation Area and the Village of Pinecrest, however there are several differences which could impose hardships on residents if they were not addressed. Those differences include:

- Allowable uses
- Conditional uses
- Allowable living area
- Minimum lot width

## Village of Pinecrest Annexation Study

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*RU-1, Single Family Residential.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Single-family Residential	Single-family Residential
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Workforce Housing</li> <li>• Recreational uses</li> <li>• Golf Courses</li> <li>• Business telephone</li> <li>• Private boat docks</li> <li>• Servants quarters</li> <li>• Pigeon lofts</li> <li>• Family, after-school care with limitation</li> <li>• Group Home (with specific limitations)</li> </ul>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Public Utilities</li> <li>• Child and family day care for &lt;7 persons</li> </ul>
<i>Minimum Lot Area</i>	7,500 SF net	7,500 SF net
<i>Max Lot Coverage</i>	35% prior to 2002, 40% after	30%
<i>Minimum Lot Width</i>	75'	75'
<i>Minimum Lot Depth</i>	100'	100'
<i>Minimum Living Area</i>	8,500 cubic feet	1,000 square feet
<i>Front Setback</i>	25' pre-2002; 15' for 50% of building frontage, 25' balance	25'
<i>Side Interior Setback</i>	10% lot width min 5'; max 7.5'	10% lot width, min 5'
<i>Side Street Setback</i>	15'	15'
<i>Rear Setback</i>	25' pre-2002; 15' for 50% of building front, 25' balance	25'

These district regulations have fairly significant differences regarding allowable uses and lot and building requirements. These differences could impose hardships on residents if not addressed, and include:

- Allowable and conditional uses
- Lot coverage
- Living area
- Setbacks

## Village of Pinecrest Annexation Study

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*RU-2, Single Family Residential.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Two-Family Residential	Single-family Residential
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• RU-1, Ru-1M(a)&amp;(b)</li> <li>• Workforce Housing</li> <li>• Duplex</li> <li>• Secondary, subordinate apt on rear of lot</li> <li>• Recreation uses</li> <li>• Golf Course</li> <li>• Business telephone</li> <li>• Private boat docks</li> <li>• Servants quarters</li> <li>• Pigeon lofts</li> <li>• Family, after-school care with limitations</li> <li>• Group Home (with specific limitations)</li> </ul>	<ul style="list-style-type: none"> <li>• SF Home</li> <li>• Two-family home</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Public Utilities</li> <li>• Child and family day care of &lt;7 persons</li> </ul>
<i>Minimum Lot Area</i>	7,500 SF	7,500 SF for 2-units
<i>Max Lot Coverage</i>	35% new SF; 30% other	35%
<i>Minimum Lot Width</i>	75' new; 50' old	75'
<i>Minimum Lot Depth</i>	100'	100'
<i>Minimum Living Area</i>	8,500 CF; 5,000 for rear unit	1,000 Square feet
<i>Front Setback</i>	25' pre-2002; 15' for 50% of building frontage, 25' balance	25'
<i>Side Interior Setback</i>	10% lot width min 5'; max 7.5'	10% lot width, min 5'
<i>Side Street Setback</i>	15'	15'
<i>Rear Setback</i>	25' pre-2002; 15' for 50% of building frontage, 25' balance	25'

These district regulations have significant differences regarding allowable uses and lot and building requirements are similar. These differences could impose hardships on residents if not addressed.

Those differences include:

- Allowable uses
- Conditional uses
- Lot area and coverage
- Allowable living area
- Minimum lot width
- Setbacks

## Village of Pinecrest Annexation Study

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### *RU-3, Residential Multi-family Low Density.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Four Unit Apartment	Residential Multi-family Low-Density
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• RU-1, Ru-1M(a)&amp;(b), RU-2 uses</li> <li>• Workforce Housing</li> <li>• Duplex</li> <li>• Secondary apt rear of lot</li> <li>• Recreation uses</li> <li>• Golf Course</li> <li>• Business telephone</li> <li>• Private boat docks</li> <li>• Servants quarters</li> <li>• Pigeon lofts</li> <li>• Family, after-school care with limitations</li> <li>• Group Home (with specific limitations)</li> <li>• Rooming houses</li> <li>• Day nurseries</li> <li>• Garage apartments</li> <li>• Churches, schools, universities</li> <li>• 4-unit residential</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-family structures</li> <li>• Townhouses</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Adult congregate living</li> <li>• Child &amp; family day care &lt;7 persons</li> <li>• Community Residential home 7 to 14 residents</li> <li>• Public Utilities</li> </ul>
<i>Minimum Lot Area</i>	2 acres	1.94 acres
<i>Max Lot Coverage</i>	30%	26%
<i>Minimum Lot Width</i>	Ranges 75' to 100'	280'
<i>Minimum Lot Depth</i>	Not specified	265'
<i>Minimum Living Area</i>	7,500 CF for 3-4 units	600 square feet
<i>Front Setback</i>	25'	25'
<i>Side Interior Setback</i>	15'	20'
<i>Side Street Setback</i>	25'	15'
<i>Rear Setback</i>	25'	30'

## Village of Pinecrest Annexation Study

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These district regulations have significant differences regarding both allowable uses and lot and building requirements. These differences could impose hardships on residents if not addressed, and include:

- Allowable uses
- Conditional uses
- Living area
- Setbacks

## Village of Pinecrest Annexation Study

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*RU-3M, Residential Multi-family Moderate Density.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Minimum Apartment House	Residential Multi-family Moderate-Density
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• RU-1, RU-1M(a)&amp;(b), RU-2, RU-3, RU-TH, and RU-RM uses</li> <li>• Workforce Housing</li> <li>• Multi-family apt with one principal building</li> <li>• Multi-family developments subject to site plan approval</li> <li>• Housing projects built by or for County Housing Department</li> <li>• Community residential home</li> </ul>	<ul style="list-style-type: none"> <li>• MF structures</li> <li>• Townhouses</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Adult congregate living</li> <li>• Child &amp; family day care &lt;7 persons</li> <li>• Community Residential home 7 to 14 residents</li> <li>• Public Utilities</li> </ul>
<i>Minimum Lot Area</i>	16,884 SF (12.9 DU/Acre)	16,900 SF (12.9 DU/Acre)
<i>Maximum Lot Coverage</i>	30%	30% (65% max impervious)
<i>Minimum Lot Width</i>	100'	100'
<i>Minimum Lot Depth</i>	Not specified	100'
<i>Minimum Living Area</i>	Not specified	600 SF
<i>Front Setback</i>	25'	25'
<i>Side Interior Setback</i>	20'	25'
<i>Side Street Setback</i>	25'	15'
<i>Rear Setback</i>	25'	25'

Although similar in some ways, there are several significant differences, which could impose hardships on residents and property owners if not addressed. Those differences include:

- Allowable uses
- Conditional uses
- Living area, and building setbacks

## Village of Pinecrest Annexation Study

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### *RU-4, Residential Multi-family High Density.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	High Density Apartment House	Residential Multi-family high density
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• RU-1, RU-1M(a)&amp;(b), RU-2, RU-3, RU-TH, and RU-RM uses</li> <li>• Workforce Housing</li> <li>• Multi-family apt with 11 or &gt; units</li> <li>• Housing projects built by or for County Housing Department</li> <li>• Community residential home</li> </ul>	<ul style="list-style-type: none"> <li>• MF structures</li> <li>• Townhouses</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Adult congregate living</li> <li>• Child &amp; family day care &lt;7 persons</li> <li>• Community Residential home 7 to 14 residents</li> <li>• Public Utilities</li> </ul>
<i>Minimum Lot Area</i>	10,000 SF net	10,000 SF net
<i>Maximum Lot Coverage</i>	40%	40% (max 65% impervious)
<i>Minimum Lot Width</i>	75' to 100' depending on # of units	100'
<i>Minimum Lot Depth</i>	Not specified	100'
<i>Minimum Living Area</i>	7,500 cubic feet for 3-4 units	600 square feet
<i>Front Setback</i>	25' for buildings up to 35' in height; > 35' setback is based on calculation	25' for buildings up to 35' in height; >35' setback is 30'
<i>Side Interior Setback</i>	Calculated based on building height	20'
<i>Side Street Setback</i>	Calculated based on building height	30'
<i>Rear Setback</i>	25' for buildings up to 35' in height; > 35' setback is based on calculation	25' for buildings up to 35' in height; >35' setback is 30'

Although similar in some ways, there are several significant differences, which could impose hardships on residents and property owners if they are not addressed. Those differences include:

## Village of Pinecrest Annexation Study

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- Allowable uses
- Conditional uses
- Living area
- Setbacks

*RU-4L, Residential Multi-family Low-Medium Density.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Limited Apartment House	Residential Multi-family low-medium density
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• RU-1, RU-1M(a)&amp;(b), RU-2, RU-3, RU-TH, and RU-RM uses</li> <li>• Workforce Housing</li> <li>• Multi-family apt with 4 or &gt; units</li> <li>• Housing projects built by or for County Housing Department</li> <li>• Community residential home</li> <li>• Convenience retail w/in building</li> </ul>	<ul style="list-style-type: none"> <li>• MF structures</li> <li>• Townhouses</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Adult congregate living</li> <li>• Child &amp; family day care &lt;7 persons</li> <li>• Community Residential home 7 to 14 residents</li> <li>• Public Utilities</li> </ul>
<i>Minimum Lot Area</i>	10,000 SF, 23 DU/Acre	10,000 SF, 23 DU/Acre
<i>Max Lot Coverage</i>	30%	30% (65% max impervious)
<i>Minimum Lot Width</i>	100'	100'
<i>Minimum Lot Depth</i>	Not specified	100'
<i>Minimum Living Area</i>	Not specified	600 square feet
<i>Front Setback</i>	25'	25'
<i>Side Interior Setback</i>	15' up to 2-story; 20' > 2-story	15' up to 2-story; 20' > 2-story
<i>Side Street Setback</i>	25'	25'
<i>Rear Setback</i>	25'	25'

Although these districts have very similar lot and building requirements (except living area) the allowable uses and conditional uses are very different. These differences could impose hardships on residents if they are not addressed.

## Village of Pinecrest Annexation Study

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*RU-4M, Residential Multi-family Medium-High Density.*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Modified Apartment House	Residential Multi-family Medium-High Density
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• RU-1, RU-1M(a)&amp;(b), RU-2, RU-3, RU-TH, and RU-RM uses</li> <li>• Workforce Housing</li> <li>• Multi-family apt with 4 or &gt; units</li> <li>• Housing projects built by or for County Housing Department</li> <li>• Community residential home</li> </ul>	<ul style="list-style-type: none"> <li>• MF structures</li> <li>• Townhouses</li> <li>• Foster care &amp; group home with &lt;7 residents</li> <li>• Governmental facilities</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Adult congregate living</li> <li>• Child &amp; family day care &lt;7 persons</li> <li>• Community Residential home 7 to 14 residents</li> <li>• Public Utilities</li> </ul>
<i>Minimum Lot Area</i>	10,000 SF, 30 DU/Acre	10,000 SF, 30 DU/Acre
<i>Maximum Lot Coverage</i>	30%	40% (65% max impervious)
<i>Minimum Lot Width</i>	100'	100'
<i>Minimum Lot Depth</i>	Not specified	100'
<i>Minimum Living Area</i>	Not specified	600 square feet
<i>Front Setback</i>	25'	25'
<i>Side Interior Setback</i>	15' up to 2-story; 20' > 2-story	15' up to 2-story; 20' > 2-story
<i>Side Street Setback</i>	25'	25'
<i>Rear Setback</i>	25'	25'

Although these districts have very similar lot and building requirements (except living area) the allowable uses and conditional uses are very different. These differences could impose hardships on residents if they are not addressed.

**Non-Residential Zoning Districts**

Village of Pine Crest	Miami-Dade Annexation Areas			
	The Falls	High Pines	Snapper Creek	East Kendall
RU-5				
BU-1	BU-1	BU-1		BU-1
BU-1A	BU-1A	BU-1A		BU-1A
BU-2	BU-2	BU-2		BU-2
BU-3				
PS				
PR				
NPBAD				
	RU-5A			RU-5A
	GU	GU	GU	GU
	IU-1			IU-1
			DKUC	
	AU			AU
	GP			
				OPD

These districts include regulations for a variety of commercial, commercial / residential mix, “public service”, parks and recreation, and an overlay “alternative” district to encourage an urban development pattern and uses. The table above shows that there are similar non-residential districts in both the Village and Annexation Areas. A more detailed review of regulations will follow below and will identify differences between these districts.

This table also illustrates that there are six non-residential districts in the Annexation areas which do not exist in the Village of Pinecrest for office uses, “general” (interim) uses, industrial, agricultural, government property, Downtown Kendall Urban Center, and office park development. A brief description of those districts, allowable uses and lot/building requirements is provided below.

County Residential districts not in the Village

RU-5A, Semi-Professional Office District.

Uses permitted include a list of professional office and other similar uses such as:

- Abstract Tile
- Accountants – bookkeeping
- Actuaries
- Adult Day Care
- Advertising
- Adjusters
- Aerial survey and photography
- Appraisers

- Architects
- Arts foundations subject to conditions
- Attorneys
- Banks
- Doctors
- Engineering
- Insurance
- Mortgage brokers
- Real estate
- Tax consultants
- Travel agencies
- Zoning consultants

Lot & building requirements include:

- Minimum lot area: 10,000 square feet
- Minimum lot width: 75'
- Front setback: 25'
- Rear setback: 25'
- Interior side setback: 15'
- Street side setback: 15'
- Lot coverage: 40%

GU, Interim District. This district applies county-wide except where an area is specifically covered by another district. The regulations for this district are determined via a “trend determination process”. This process seeks to identify allowable uses on the GU zoned site by determining a predominance of uses on adjoining properties. If there is no identified trend, the property shall be governed by the EU-2 district regulations.

IU-1, Industrial, Light Manufacturing District

The Miami-Dade County Code identifies a broad range of uses permitted in the IU-1 district. A brief overview of uses includes:

- Watchman/caretaker residence
- Adult entertainment
- Adult day care
- Assembly and manufacturing uses
- Animal hospitals
- Auto uses
- Banks and other similar services
- Boat repair and building
- Commercial chicken hatcheries
- Concrete products
- Contractor’s offices / yards
- Dry cleaning plants
- Food processing

- Hotels/motels
- Lumber yards
- Metalizing processes
- Office buildings
- Police/fire stations
- Taxidermy
- Trade schools
- Utility work centers
- Vulcanizing
- Wholesale operations

Lot & building requirements include:

- Minimum lot area: 5,000 square feet (old); 7,500 square feet (new)
- Minimum lot width: 50' (old); 75' (new)
- Front setback: 20'
- Rear setback: 20'
- Street side setback: 15' except when industrial abuts RU, EU or GU, then setback is 25'
- Interior side setback: 0' where property abuts BU or IU

DKUCD, Downtown Kendall Urban Center District. This district was created to implement the County's Comprehensive Development Master Plan policies regarding the metropolitan urban center in this location. The regulations are specific to this geographic area, includes its own definitions section, project review procedure and regulating plan. Because this district is in-depth and specific to this geographic area there is no detailed description provided here. Suffice it to say that annexation of this area would need to address these regulations.

AU, Agricultural Use.

Uses brief summary of permitted uses include:

- All uses (except golf courses) in RU-1, EU-M or EU-1 districts
- Bed & Breakfast establishment
- Barns, sheds or other related buildings
- Packing facilities
- Cattle or stock grazing (except hogs)
- Commercial vehicle storage
- Hog raising more than 2 hogs subject to public hearing
- Dairy barns subject to public hearing
- Farms
- Fruit/vegetable stands
- Single-family home on 10 acres
- Schools, including institutes of higher learning
- Group home
- Wineries, breweries and distilleries

## Village of Pinecrest Annexation Study

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Development Standards include:

- Lot size: 5 acres. 1 acre for lots platted prior to 1974. 10,000 square feet for lots platted or purchased under a contract for deed prior to 1951.
- Lot coverage: dependent upon lot size and use
- Front setback: 50' for lots > 1 acre; 25' for lots < 1 acre
- Rear setback: 25' for lots > 1 acre; 25' for lots < 1 acre
- Street side setback: 25' for lots > 1 acre; 25' for lots < 1 acre
- Interior side setback: 15' for lots > 1 acre; 15' for lots < 1 acre

GP, Governmental property. This designation is for properties purchased by a “governmental entity”, and is deemed an “overlay” zoning district. The district does not specify any development regulations, and although the text does not say so it appears that the underlying zoning district regulations would apply.

Uses include:

- Parks and playgrounds
- Police and fire stations
- Public auto inspection stations
- Water/sewer treatment and distribution
- Libraries
- Public buildings and centers
- Public hospitals
- Public auditoriums
- Detention facilities
- Solid waste collection and disposal facilities
- Public maintenance and equipment yards
- Public transit
- Public airports
- Other similar uses

OPD, Office Park District. The objective of this district is to provide office complexes in an open space environment.

Uses brief summary of permitted uses include:

- Principal uses
  - Office buildings for business, professional and secretarial uses
  - Laboratories for scientific and industrial research and development
- Accessory Uses
  - Auditoriums
  - Eating establishments
  - Office supplies
  - Personal services
  - Pharmacies
  - Print shops
  - Private clubs
  - Recreational activities

Development Standards include:

- Lot size: 3 acres.
- Open space: dependent upon lot size and use
- Setback: all structures setback a minimum of 30' from property lines abutting residential districts. Front setback 50'; all other setbacks 15'.

## Village of Pinecrest Annexation Study

### Similar Non-Residential District Comparison

#### *BU-1, Restricted Business District*

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Neighborhood Business District	Restricted Business District
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• Residential mix</li> <li>• Workforce Housing</li> <li>• Allied health care clinical colleges</li> <li>• Adult day care</li> <li>• Retails shops</li> <li>• Banks</li> <li>• Barber &amp; beauty salons</li> <li>• Grocery stores</li> <li>• Museum</li> <li>• Restaurants</li> <li>• Schools</li> </ul>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Business/professional offices</li> <li>• Dry cleaning (w/ cleaning off-premise)</li> <li>• Banks (no drive through)</li> <li>• Government facilities</li> <li>• Medical</li> <li>• Personal services</li> <li>• Garden sales</li> <li>• Restaurants</li> <li>• Used Item Sales &lt;4,000</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Consumption on premises</li> <li>• Clubs &amp; lodges</li> <li>• Child/family day care</li> <li>• Nursing homes</li> <li>• Public utilities</li> </ul>
<i>Minimum Lot Area</i>	5,000-7,500 and depending on # of units	5,000
<i>Max Lot Coverage</i>	40% (plus FAR regulations)	40% (plus FAR and impervious standards)
<i>Minimum Lot Width</i>	50' - 75'; depending on # of units	50'
<i>Minimum Lot Depth</i>	Not specified	Not specified
<i>Minimum Living Area</i>	Based on residential	N/A
<i>Front Setback</i>	20'	20'
<i>Side Interior Setback</i>	0' (when abutting similar use; depending on adjacent uses)	0' abutting commercial; 15' abutting residential
<i>Side Street Setback</i>	15' to similar use; 25' to residential	15'
<i>Rear Setback</i>	20'	5' abutting commercial; 20' abutting residential

## Village of Pinecrest Annexation Study

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This district also includes a set of “plan review standards” specific to the district. Although similar in some ways, these district regulations have significant differences in allowable uses, and lot and building requirements. These differences could impose hardships on residents and property owners if not addressed, and include:

- Allowable uses
- Conditional uses
- Allowable living area
- Minimum lot width
- Setbacks

## Village of Pinecrest Annexation Study

### BU-1A, General Business District.

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Limited Business District	General Business
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• All BU-1 uses</li> <li>• Amusement center</li> <li>• Auditoriums</li> <li>• Auto uses</li> <li>• In-door recreation</li> <li>• Animal hospitals</li> <li>• Dry cleaning</li> <li>• Health clubs</li> <li>• Mortuaries</li> <li>• Open air theaters</li> <li>• Pubs and bars</li> <li>• Restaurants</li> <li>• Self storage</li> <li>• Truck rental</li> </ul>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Business and professional offices</li> <li>• Commercial recreation</li> <li>• Dry cleaning (cleaning off-premise)</li> <li>• Banks (drive through OK)</li> <li>• Funeral home</li> <li>• General retail</li> <li>• Government</li> <li>• Medical services</li> <li>• Package stores</li> <li>• Personal services</li> <li>• Garden centers</li> <li>• Restaurants (drive through OK)</li> <li>• Retail of used items &gt;4,000 SF</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Consumption on premise</li> <li>• Clubs &amp; lodges</li> <li>• Child and family day care</li> <li>• Cultural activities</li> <li>• Dry cleaning (cleaning on premise)</li> <li>• Nursing homes</li> <li>• Parking garages</li> <li>• Public utilities</li> <li>• Vehicle sales/service</li> <li>• Service station</li> </ul>
<i>Minimum Lot Area</i>	5,000-7,500 and depending on # of units	5,000 SF
<i>Max Lot Coverage</i>	40% (plus FAR regulations)	40% (plus FAR and impervious standards)
<i>Minimum Lot Width</i>	50' - 75' and depending on # of units	50'
<i>Minimum Lot Depth</i>	Not specified	Not specified
<i>Minimum Living Area</i>	Based on residential	N/A
<i>Front Setback</i>	20'	20'

## Village of Pinecrest Annexation Study

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<i>Side Interior Setback</i>	0' (when abutting similar use; depending on adjacent uses)	0' abutting commercial; 15' abutting residential
<i>Side Street Setback</i>	15' to similar use; 25' to residential	15'
<i>Rear Setback</i>	20'	5' abutting commercial; 20' abutting residential

This district also includes a set of “plan review standards” specific to the district. Although similar in some ways, these district regulations have significant differences in allowable uses, and lot and building requirements. These differences could impose hardships on residents and property owners if not addressed, and include:

- Allowable uses
- Conditional uses
- Allowable living area
- Minimum lot width
- Setbacks

## Village of Pinecrest Annexation Study

### BU-2, Special Business District

Category	Miami-Dade County	Village of Pinecrest
<i>Designation</i>	Special Business District	Special Business District
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• BU-1 &amp; BU-1A uses</li> <li>• Auto parking lots &amp; garages</li> <li>• Computer colleges &amp; universities</li> <li>• Hospitals</li> <li>• Hotels &amp; Motels</li> <li>• Package stores</li> <li>• Major Department stores</li> <li>• Marinas</li> <li>• Night clubs</li> <li>• Office parks</li> <li>• Regional shopping</li> <li>• Vehicle retail showroom</li> <li>• Warehouse (membership)</li> </ul>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Business and professional offices</li> <li>• Commercial recreation</li> <li>• Dry cleaning (cleaning off-premise)</li> <li>• Banks (drive through OK)</li> <li>• Funeral home</li> <li>• General retail</li> <li>• Government</li> <li>• Medical services</li> <li>• Package stores</li> <li>• Personal services</li> <li>• Garden centers</li> <li>• Restaurants (drive through OK)</li> <li>• Retail of used items &gt;4,000 SF</li> </ul>
<i>Conditional uses</i>	None	<ul style="list-style-type: none"> <li>• Consumption on premise</li> <li>• Clubs &amp; lodges</li> <li>• Child and family day care</li> <li>• Cultural activities</li> <li>• Commercial rec</li> <li>• Dry cleaning (cleaning on premise)</li> <li>• Hospitals</li> <li>• Nursing homes</li> <li>• Parking garages</li> <li>• Public utilities</li> <li>• Vehicle sales/service</li> <li>• Service station</li> </ul>
<i>Minimum Lot Area</i>	5,000-7,500 and depending on # of units	5,000 SF
<i>Max Lot Coverage</i>	40% (plus FAR regulations)	40% (plus FAR and impervious standards)
<i>Minimum Lot Width</i>	50' - 75' and depending on # of units	50'
<i>Minimum Lot Depth</i>	Not specified	Not specified

## Village of Pinecrest Annexation Study

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<i>Minimum Living Area</i>	Based on residential	N/A
<i>Front Setback</i>	20'	20'
<i>Side Interior Setback</i>	0' (when abutting similar use; depending on adjacent uses)	0' abutting commercial; 15' abutting residential
<i>Side Street Setback</i>	15' to similar use; 25' to residential	15'
<i>Rear Setback</i>	20'	5' abutting commercial; 20' abutting residential

This district also includes a set of “plan review standards” specific to the district. Although similar in some ways, these district regulations have significant differences in allowable uses, and lot and building requirements. These differences could impose hardships on residents and property owners if not addressed, and include:

- Allowable uses
- Conditional uses
- Allowable living area
- Minimum lot width
- Setbacks

### **Definitions**

In addition to allowable uses, and lot and building requirements, a critical element to comparing two sets of zoning regulations is how terms are defined in the Code (to the extent that all key terms are defined), but also how they are interpreted. This section briefly reviews definitions and acknowledges that although it is relatively easy to compare the written definitions, it is not possible to compare how those definitions are interpreted, or for that matter how similar regulations are implemented in each of the respective jurisdictions.

For example, below are several terms that are generally similar but defined differently in each code. The EU-S district (which is in both Codes) has a use allowable in Miami-Dade County that is called “servants quarters”, and in Pinecrest the closest allowable use is called “accessory unit”. Following are the definitions from those respective codes:

#### *Pinecrest*

*Accessory unit.* A detached building separate from the principal building, which is used by temporary guests of the principal residence. A guesthouse or worker housing not to be rented. An affidavit stating the limited purpose of the dwelling shall be signed and the owner shall certify that the accessory dwelling unit shall remain compliant with the land development code.

#### *Miami-Dade*

*Servants' quarters.* A secondary residential building occupied by an employee of the principal residential building and conforming to the restrictions of this chapter, including those for accessory buildings.

*Pinecrest*

*Kennel.* The keeping of any domestic animal, regardless of number, for sale, breeding, boarding or treatment purposes, except in an animal hospital, animal parlor or pet shop, as permitted by law, or the keeping of five or more domesticated animals, six months or older, on premises used for residential purposes, or the keeping of more than one domesticated animal on vacant property or on property used for business or commercial purposes.

*Miami-Dade*

*Dog kennel.* The following uses shall constitute a dog kennel: 1) the keeping of any dog or dogs, regardless of number, for sale, breeding, boarding or treatment purposes, except by a hobby breeder as defined by Chapter 5 of this Code or in a dog hospital, dog beauty parlor, pet care center or pet shop, as permitted by law; or 2) The keeping of dogs, six (6) months of age or older, on premises used for residential purposes, in excess of the following numbers: (a) Four (4) dogs on property that is less than 1 acre in gross area in any RU, EU, AU, or GU district, or in any individual residence unit in a multifamily RU district; (b) Six (6) dogs on property that is at least 1 acre but less than 2 acres in gross area in an RU-1 or RU-2 district or in any EU, AU, or GU district; and (c) Eight (8) dogs on property that is 2 acres or more in gross area in an RU-1 or RU-2 district or in any EU, AU, or GU district; or (iii) The keeping of more than four (4) guard dogs on vacant property or on property used for business or industrial purposes.

Both codes include provision for single family residential uses in a variety of configurations, and while the specific districts are often have “single family” in the title, the respective codes define it differently. These codes also define very basic terms such as “setback” and “building” differently. Although it is expected that the interpretations of each of these defined terms is similar in both jurisdictions, the codified language is different.

*Pinecrest*

*Dwelling, single-family.* A building designed for and/or containing only one dwelling unit with one cooking facility which is designed for the use of one family. Its living and sleeping area shall be arranged so that all spaces are interconnected wholly within the building and has only one electrical service meter.

*Miami-Dade*

*Dwelling, one family.* A private residence building used or intended to be used as a home or residence in which all living rooms are accessible to each other from within the building and in which the use and management of all sleeping quarters, all appliances for sanitation, cooking, ventilating, heating or lighting are designed for the use of one (1) family only.

*Pinecrest*

*Setback.* The required minimum horizontal distance between the front, rear or side lines of a lot and the front, rear and side lines of a building, or, in the case of open structures, to the face of the structural columns; including those structures specifically permitted to extend beyond the height of the building.

*Miami-Dade*

*Setback.* The minimum horizontal distance between the street, rear or side lines of the lot and the front, rear or side lines of the building. When two (2) or more lots under one (1) ownership are used, the exterior property line so grouped shall be used in determining offsets.

*Pinecrest*

*Building.* A roofed and walled structure that is completely enclosed, except as otherwise provided in the land development code, the use of which demands a permanent location on the land.

*Miami-Dade*

*Building.* A building is any structure having a roof entirely separated from any other structure by space or by walls in which there are no communicating doors or windows or any similar opening and erected for the purpose of providing support or shelter for persons, animals, things or property of any kind.

**Conclusions and recommendations:**

There are significant differences between the Village of Pinecrest Code and the Miami-Dade County Code with respect to the annexation areas. This includes districts that are located in the annexations areas (such as RU-TH, RU-RH, RU-5A, GU, IU-1, DKUC, AU, and GP) which do not exist in the Village. This also includes differences between allowable uses, and lot and building requirements in districts which are fundamentally similar, as well as differences in defined terms.

If the Village of Pinecrest annexes areas in which lands include any residential or non-residential zoning districts that do not currently exist in the Village Code, new districts would have to be prepared and adopted by the Village to accommodate those developed areas.

If the Village of Pinecrest annexes areas in which lands include any residential or non-residential zoning districts for which there are similar districts in the Village Code, regulations would need to be adopted to address the differences between the respective codes whether minor or significant.

**3.2 LAND USE MAPS**

Exhibit 3-1 depicts the existing land uses of the study areas based on the Miami-Dade County Property Appraiser Use Codes. The depiction in the map illustrates that the areas are primarily residential with commercial uses in nodes along the major arterials.

Exhibit 3-2 indicates that there is only a small amount of vacant land in the study areas, and that expansion of the housing stock and Taxable Value through new construction will be limited.

EXHIBIT 3.1 LAND USES

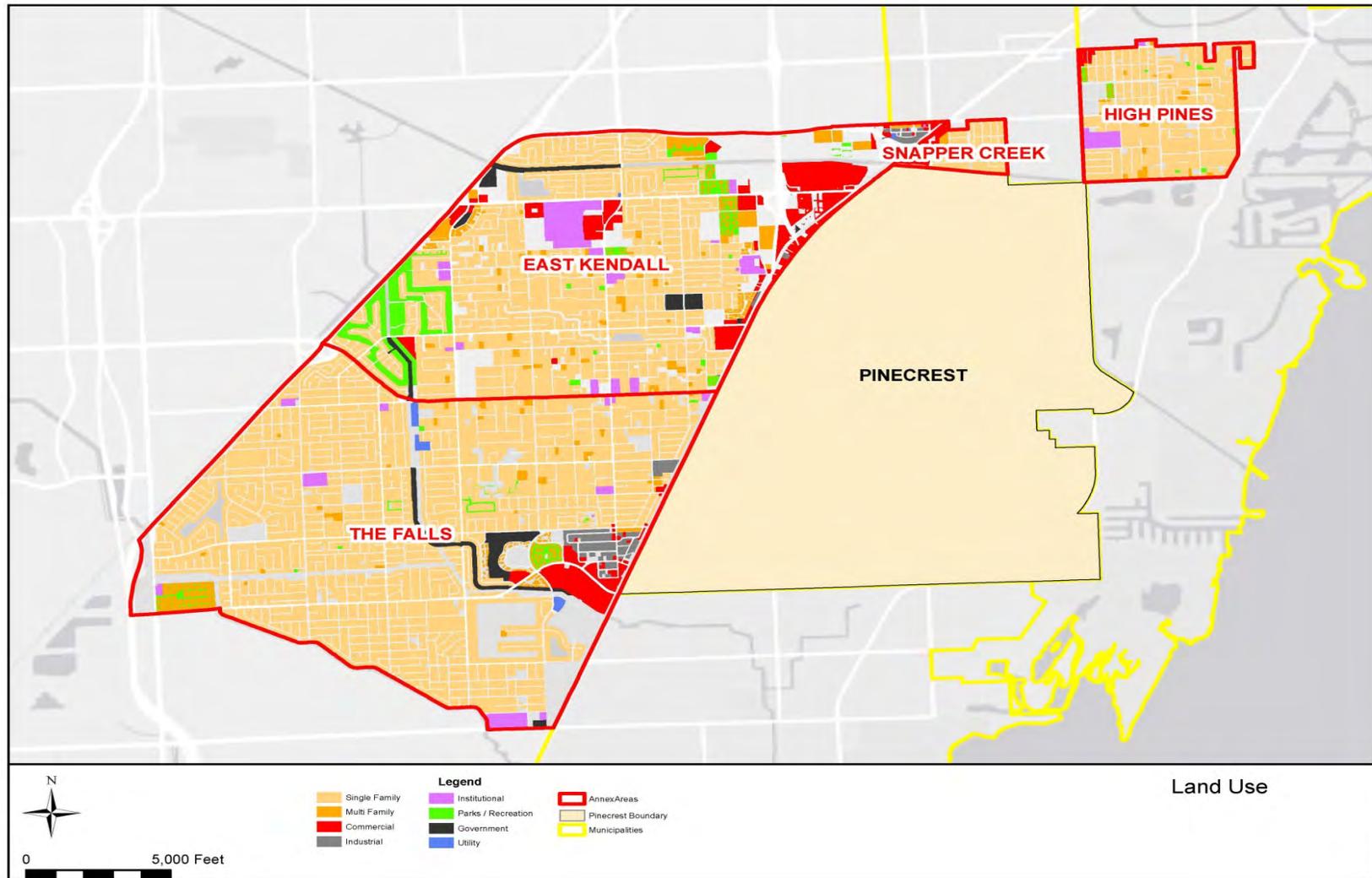
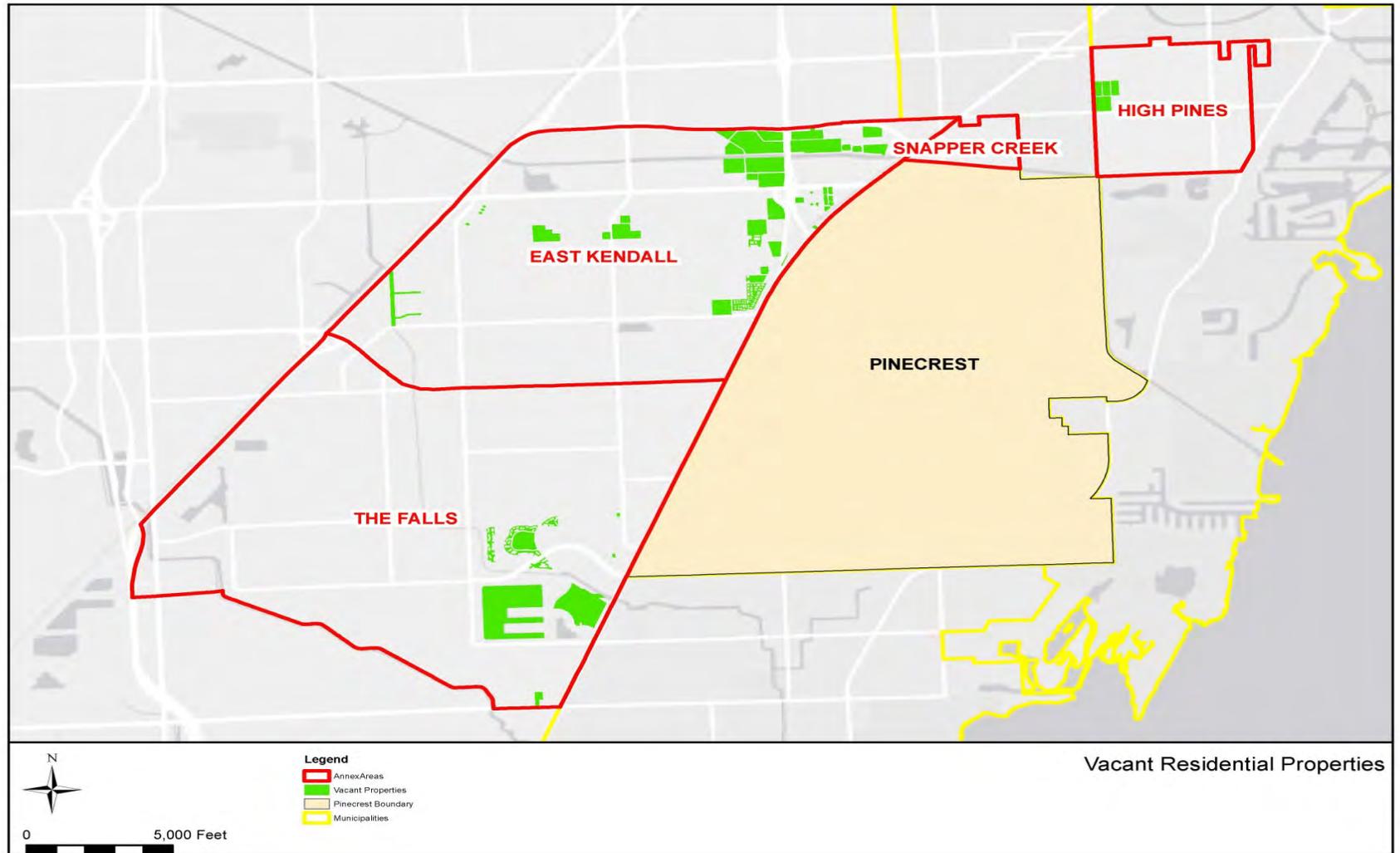


EXHIBIT 3-2 VACANT PROPERTY



**SECTION 4  
FISCAL IMPACTS**

**4.1 REVENUE GENERATION**

Revenue generated by the potential annexation areas are separated into General Fund, Stormwater Fund and Transportation Fund. The existing rates in the Village were used to estimate the revenues on a parcel, household or business basis. Rates per capita were developed using the current approved budget for the Village and extrapolating the figures to the areas under consideration.

The statistics used to determine the revenue generation are those provided in Section 2 of this report and are also listed here.

**TABLE 4-1  
STATISTICS USED IN THE REVENUE CALCULATION**

Statistics	The Falls	East Kendall	Snapper Creek	High Pines
Taxable Value	\$3,726,223,930	\$2,413,247,085	\$156,090,444	\$1,000,035,193
Population	21,374	27,603	995	3,214
Housing Units	7,809	13,587	445	1,378
Businesses	887	2,150	47	69
ERUs	10,027	18,962	563	1,551

Data Sources:

Taxable Value – Miami-Dade Property Appraiser

Population – Claritas

Housing Units – Property Appraiser; Claritas

Businesses – Claritas

ERUs – Calculated at 1 ERU per Residential Unit and 2.5 ERUs per Business

**4.2 REVENUE BY CATEGORY**

The calculation of the revenue for each of the potential annexation areas began with a determination of the rates per capita or per business from the existing Pinecrest Budget. The figures for each category were divided by the appropriate characteristic.

Tax Valorem Taxes

The figure provided by the Miami-Dade Property Appraiser for each area was multiplied by the adopted tax rate of 2.2 mills.

## Village of Pinecrest Annexation Study

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### Communications Service Tax

The budget analysis results in a rate of \$57.50 per capita for the existing Village boundary. This rate was multiplied by the population in each area.

### Business Tax (Occupational License)

The budget analysis results in a rate of \$139.07 per business for the existing Village boundary. This rate was multiplied by the businesses in each area.

### Building Permits

The budget was reviewed and the amount for new construction eliminated. The remainder was extrapolated to account for the lowered housing values in the potential annexation areas. The resulting rate was multiplied by the housing units in each area.

### Other Licenses and Permits

The budget analysis results in a rate of \$5.99 per capita for the existing Village boundary. This rate was multiplied by the population in each area.

### State Shared Revenues

The budget analysis results in a rate of \$20.26 per capita for the existing Village boundary. This rate was multiplied by the population in each area.

### ½ Cent Sales Tax

The budget analysis results in a rate of \$68.16 per capita for the existing Village boundary. This rate was multiplied by the population in each area.

### Stormwater Fees

The budget analysis results in a rate of \$62.63 per ERU for the existing Village boundary. This rate was multiplied by the estimated ERUs in each area.

### Park/Recreation Fees

The budget analysis results in a rate of \$14.99 per capita for the existing Village boundary. This rate was multiplied by the population in each area.

## Village of Pinecrest Annexation Study

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### Transportation Fund

The budget analysis results in a rate of \$14.31 per capita for proposed annexation areas. This figure includes the Local Option Gas Tax, but does not include the funds from the People's Transportation Plan Sales Tax since these funds are not available to annexing municipalities.

### Other Revenue

The budget analysis results in a rate of \$33.08 per capita for the existing Village boundary. This rate was multiplied by the population in each area.

The result of this analysis is an estimate of the revenue generated by each area. Table 4-2 lists the values to be collected by each area.

**TABLE 4-2  
ESTIMATES OF REVENUE GENERATED FOR EACH ANNEXATION AREA BY  
FUND TYPE**

Category	The Falls	East Kendall	Snapper Creek	High Pines
<b>General Fund</b>				
Ad Valorem Taxes	\$8,570,315	\$5,550,468	\$359,008	\$2,300,081
Communication Service Tax	\$1,228,931	\$1,587,076	\$57,209	\$184,794
Business Tax	\$123,358	\$299,007	\$6,536	\$9,596
Building Permits	\$394,745	\$521,165	\$23,724	\$118,974
Other Licenses and Permits	\$126,066	\$162,806	\$5,869	\$18,957
State Shared Revenue	\$433,061	\$559,268	\$20,160	\$65,119
1/2 Cent Sales Tax	\$1,456,916	\$1,881,503	\$67,822	\$219,076
Park/Recreation Fees	\$320,323	\$413,675	\$14,912	\$48,167
Other Revenue	\$707,084	\$913,149	\$1,028	\$106,324
<b>Total</b>	<b>\$13,360,800</b>	<b>\$11,888,117</b>	<b>\$556,268</b>	<b>\$3,071,087</b>
<b>Transportation Fund</b>				
Transportation Revenue	\$305,860	\$394,999	\$14,238	\$45,992
<b>Stormwater Fund</b>				
Stormwater Fees	\$627,988	\$1,187,643	\$35,231	\$97,112
<b>All Funds</b>				
<b>Total</b>	<b>\$14,294,648</b>	<b>\$13,470,759</b>	<b>\$605,737</b>	<b>\$3,214,192</b>

**4.3 REVENUE SOURCES NOT CONSIDERED**

Several revenue sources that typically accrue to municipalities are not considered in this analysis. Franchise Fees and Utility Taxes are two sources that usually generate significant revenue streams to the municipality. Under the County Code, Miami-Dade County does not allow these revenue sources to transfer to the annexing municipality. These revenue sources are available when unincorporated area elects to form a new municipality, but are not under annexation.

If these sources were available, the amount generated is as follows:

**TABLE 4-3  
REVENUES NOT AVAILABLE TO PINECREST**

<b>AREA</b>	<b>AMOUNT</b>
The Falls	\$3,621,546
East Kendall	\$4,676,969
Snapper Creek	\$ 168,590
High Pines	\$ 544,571
<b>TOTAL</b>	<b>\$9,011,676</b>

**SECTION 5  
INFRASTRUCTURE**

**5.1 PURPOSE**

Chen Moore and Associates assisted PMG Associates, Inc. with collecting data for an infrastructure study within four (4) specific study areas. This study investigated the condition of various assets surrounding the City’s right of way.

Study Areas

This study was conducted in four (4) specific study areas. Snapper Creek with a total size of 134.6 acres, High Pines with a total size of 675.9 acres, East Kendall with a total size of 3,353.7 acres, and The Falls with a total size of 4,262.8 acres.

**5.2 METHODOLOGY**

A list of possible improvements had to be created to help guide the study. Possible improvements that were found are listed in Table 5-1. A more detailed description of these improvements can be found in the technical detail section.

**TABLE 5-1  
IMPROVEMENT CATEGORIES**

<b>ASSET TYPE</b>	<b>IMPROVEMENT TYPE</b>	<b>CONDITION</b>
ADA Ramps	<i>Install</i> <i>Paint</i>	<i>N/A</i> <i>N/A</i>
Drainage Aprons	<i>Replace</i>	<i>Fair or Poor</i>
Driveways	<i>Install</i> <i>Replace</i>	<i>N/A</i> <i>Fair or Poor</i>
Landscape	<i>Replace</i>	<i>Fair or Poor</i>
Roadways	<i>Clean</i> <i>Patch</i>	<i>N/A</i> <i>Fair or Poor</i>
Sidewalks	<i>Clean</i> <i>Install</i> <i>Replace</i>	<i>N/A</i> <i>N/A</i> <i>Fair or Poor</i>
Signs	<i>Graffiti</i> <i>Improvement</i> <i>Install</i> <i>Repair</i>	<i>N/A</i> <i>N/A</i> <i>N/A</i> <i>N/A</i>

## Village of Pinecrest Annexation Study

When a particular improvement was identified, a point was created in GIS marking its location. Each point was categorized by asset type and improvement type. When applicable, points were also judged on a fair or poor basis. Sidewalks installations were marked using a line so a length could be obtained for further analysis. Streets were driven individually, using Google Maps Street View, and observations were made within the City’s right of way. Due to the large size of two of the study areas, East Kendall and The Falls, a sample study of the area and analysis was prepared for the for the remaining acreage. Table 5-2 outlines the total possible improvements found for the Snapper Creek and High Pines Study Areas. Table 5-2 also shows the total possible improvements for the East Kendall and The Falls sample areas.

**TABLE 5-2  
SUMMARY OF IMPROVEMENTS SNAPPER CREEK AND HIGH PINES**

Asset Type	Improvement Type	Snapper Creek	High Pines	East Kendal (Sample Area)	The Falls (Sample Area)
ADA Ramps	<i>Install</i>	42	337	233	511
	<i>Paint</i>	0	0	0	7
Drainage Aprons	<i>Replace</i>	15	11	28	158
Driveways	<i>Install</i>	24	72	28	17
	<i>Replace</i>	39	105	234	82
Landscape	<i>Replace</i>	17	85	52	11
Roadways	<i>Clean</i>	1	0	0	0
	<i>Patch</i>	6	75	99	18
Sidewalks	<i>Clean</i>	0	0	0	2
	<i>Install</i>	1,706.37 ft.	152,493.03 ft.	130,510.31 ft.	228,562.21 ft.
	<i>Replace</i>	13	60	34	0
Signs	<i>Graffiti</i>	3	8	2	2
	<i>Improvement</i>	26	108	97	213
	<i>Install</i>	0	0	0	22
	<i>Repair</i>	2	7	4	3

## Village of Pinecrest Annexation Study

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### Calculations:

This section outlines the assumptions made and calculations completed to estimate the remaining number of improvements outside the sample areas for East Kendall and The Falls. Some assumptions and calculations described here were used to help convert points to a unit which could be used for cost estimating. These conversions were done for all four (4) study areas.

- Intersections outside the sample areas were counted and used to calculate the total number of sign improvements and ADA ramps needed. East Kendall had a total of 433 additional intersections and The Falls had a total of 580 additional intersections. It was assumed that each intersection would need one (1) sign improvement and four (4) ADA ramps to be installed. Using this assumption the following calculations were made.

$$\begin{aligned}
 & \text{Number of Intersections Outside Sample Area} \times (1) \text{ Sign Improvement} = \text{Number of Additional Sign Improvements} \\
 & \text{Number of Additional Sign Improvements} + \text{Number of Sample Area Sign Improvements} \\
 & \qquad \qquad \qquad = \text{Total Number of Sign Improvements} \\
 & \text{Number of Intersections Outside Sample Area} \times (4) \text{ ADA Installations} = \text{Number of Additional ADA Installations} \\
 & \text{Number of Additional ADA Installations} + \text{Number of Sample Area ADA Installations} = \text{Total Number of ADA Installations}
 \end{aligned}$$

- A multiplier was calculated to help estimate the total number of improvements for the entire study area. The following calculations were done in order to obtain a multiplier. This multiplier was used to help estimate the total number of improvements for the East Kendall and The Falls study areas.

$$\begin{aligned}
 \frac{\text{Total Acres}}{\text{Sample Acres}} &= \text{Multiplier} & \text{East Kendall: } \frac{3353.7}{755.9} &= 4.4 & \text{The Falls: } \frac{4262.8}{884.5} &= 4.8 \\
 & & \text{Number of Sample Area Asset Improvements} \times \text{Multiplier for Study Area} & & & \\
 & & \qquad \qquad \qquad = \text{Total Number for Asset Improvements} & & &
 \end{aligned}$$

- For situations where there were no points found within the sample area, it was assumed there would be at least one (1) in the remaining study areas and therefore able to be calculated using the multiplier.
- There were some assets that needed to be converted from a point to a unit for square yards. Calculations and Assumptions for these assets are listed below.

- Roadway – Clean

It was assumed that each point marked as a roadway cleaning was on average seven (7) square yards.

$$7 \text{ sq yds} \times \text{Number of Roadway Cleanings} = \text{Total Square Yards of Roadways Cleanings}$$

- Sidewalk – Clean

It was assumed that each point marked as a sidewalk cleaning was on average seventy-five (75) square feet. This calculation was converted from square feet to square yards.

$$\frac{(75 \text{ sq ft} \times \text{Number of Sidewalk Cleanings})}{9 \text{ sq ft}} = \text{Total Square Yards of Sidewalk Cleanings}$$

## Village of Pinecrest Annexation Study

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- Sidewalk – Replace

It was assumed that each point marked as a sidewalk replacement was on average fifty (50) square feet. This calculation was converted from square feet to square yards.

$$\frac{(50sq\ ft \times Number\ of\ Sidewalk\ Replacements)}{9sq\ ft} = Total\ Square\ Yards\ of\ Sidewalk\ Replacement$$

- Sidewalk – Missing

It was assumed that on average the width of the sidewalk was five (5) feet. A total foot length was obtained from the GIS Line data. This calculation was converted from square feet to square yards.

$$\frac{(5sq\ ft \times Total\ Foot\ length\ of\ Missing\ Sidewalk)}{9sq\ ft} = Total\ Square\ Yards\ of\ Missing\ Sidewalk$$

- Calculations were rounded up to the nearest whole number.

Table 5-3 reflects the calculations described above and shows final totals for all four study areas.

**TABLE 5-3  
SUMMARY OF IMPROVEMENTS ALL AREAS**

Asset Type	Improvement Type	Snapper Creek	High Pines	East Kendall	The Falls
ADA Ramps	<i>Install</i>	42	337	1965	2831
	<i>Paint</i>	0	0	5	34
Drainage Aprons	<i>Replace</i>	15	11	124	757
Driveways	<i>Install</i>	24	72	124	81
	<i>Replace</i>	39	105	1037	393
Landscape	<i>Replace</i>	17	85	230	53
Roadways	<i>Clean</i>	7 sq yds	0 sq yds	35 sq yds	35 sq yds
	<i>Patch</i>	6	75	439	86
Sidewalks	<i>Clean</i>	0 sq yds	0 sq yds	42 sq yds	83 sq yds
	<i>Install</i>	948 sq yds	84718 sq yds	321200 sq yds	608229 sq yds
	<i>Replace</i>	72 sq yds	333 sq yds	839 sq yds	28 sq yds
Signs	<i>Graffiti</i>	3	8	9	10
	<i>Improvement</i>	26	108	530	793
	<i>Install</i>	0	0	5	105
	<i>Repair</i>	2	7	18	14

### 5.3 TECHNICAL DETAIL

- **ADA Ramps**
  - Install – *Intersections, sidewalks or similar areas where ADA ramps were not installed.*
  - Paint – *Installed ADA Ramps that need to be painted a different color than that of the sidewalk.*
- **Drainage Aprons**
  - Replace
    - Fair – *Aprons that were cracking and/or had grass growing. Damage was not considered severe enough to inhibit the function of the apron.*
    - Poor – *Aprons with extreme cracking and/or had grass growing. Damage was considered extensive enough to inhibit the function of the apron.*
- **Driveways – driveways between the sidewalk and roadway might be considered as part of the City’s right of way, and therefore the City’s responsibility.**
  - Install – *Entrances into homes or businesses where no driveway was present. Areas where the city should consider adding a driveway were also flagged. These are areas in which citizens have been actively entering and exiting an area and the landscape has suffered.*
  - Replace – *Existing driveways needing improvement or replacement.*
    - Fair – *Driveways that were cracking, worn down, contained pot holes, and/or had grass growing. Damage was not considered severe enough to inhibit the function of the driveway.*
    - Poor – *Driveways with extreme cracking, warring down, pot holes, and/or grass growing. Damage was considered extensive enough to inhibit the function of the driveway.*
- **Landscape – Landscaped areas between the sidewalk and roadway that are considered part of the city’s right of way, and therefore the City’s responsibility.**
  - Replace – *Landscaped areas that were damaged and needed care or replacing.*
    - Fair – *Landscaping areas that were slightly damaged. Grass was still present but also contained areas where grass was dying. These areas were not considered severe but would need care to prevent total loss of vegetation.*
    - Poor – *Landscaping areas with extreme damaged. Grass was not present and soil was visible. These areas were considered severe, a total loss of vegetation, and would need replacement.*
- **Roadways**
  - Clean – *Areas of the roadway that were stained by paint, oil or an unknown substance. These areas could be cleaned to improve the roads overall appearance.*
  - Patch – *Roadways that were damaged and needed repair.*

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- Fair – *Areas of the roadway that were cracking or contained pot holes. These areas were not considered severe enough to inhibit the function of the roadway but would need care to prevent further deterioration.*
- Poor – *Areas of the roadway with extreme cracking or pot holes. These areas were considered severe enough to inhibit the function of the roadway and should be inspected and repaired.*
- **Sidewalks**
  - Clean – *Sections of the sidewalk that were stained with paint, oil or an unknown substance, and/or marked by graffiti. These areas could be cleaned to improve the sidewalks overall appearance.*
  - Install – *Areas within the City’s right of way that did not contain sidewalks. A substantial number of these areas are located within residential sections of the City and would benefit citizens to have a sidewalk.*
  - Replace – *Portions of sidewalk that were damaged and needed replacement.*
    - Fair – *Sections of sidewalk that were cracked. These sections were not considered severe enough to inhibit the function of the sidewalk but would need replacement if the condition worsened.*
    - Poor – *Sections of the sidewalk that were extremely cracked or were being lifted by a nearby tree root. These sections were considered severe enough to inhibit the function of the sidewalk and also the safety of the citizens using it. In some cases, these areas posted a potential for accidental injury and should be inspected and replaced before an incident occurs.*
- **Signs**
  - Graffiti – *Signs that were marked with graffiti.*
  - Improvement – *Intersections where a “Pinecrest Sign” was not present.*
  - Install – *Intersections in which a stop sign was not present. These areas should be inspected to determine if a stop sign is necessary to prevent a future accident.*
  - Repair – *Signs that were found to have damage. This includes areas of the sign that were bent, broken, leaning, covered in vegetation or laying on the ground.*

**5.4 POSSIBLE IMPROVEMENT ILLUSTRATIONS**

**ADA RAMP**



*Figure 2: INSTALL*



*Figure 2: PAINT*

**DRAINAGE APRON**



*Figure 3: REPLACE / FAIR*



*Figure 4: REPLACE / POOR*

**DRIVEWAY**



*Figure 5: INSTALL*



*Figure 6: REPLACE / FAIR*



*Figure 7: REPLACE / POOR*

**LANDSCAPE**



*Figure 8: REPLACE / FAIR*



*Figure 9: REPLACE / POOR*

**ROADWAY**



*Figure 10: PATCH / FAIR*



*Figure 11: PATCH / POOR*

**SIDEWALK**



*Figure 13: REPLACE / FAIR*



Figure 14: REPLACE / POOR



Figure 15: CLEAN



Figure 16: INSTALL

**SIGN**



Figure 19: INSTALL



Figure 18: REPA



Figure 20: IMPROVEMENT

## Village of Pinecrest Annexation Study

### TABLE 5-4 INFRASTRUCTURE COST ESTIMATES

Pinecrest Proposed Annexation Areas - Possible Improvement Cost Estimate

6/3/2014

Description	Action	Unit	Unit Cost	HIGH PINES				SNAPPER CREEK				EAST KENDALL				THE FALLS				COMPLETE STUDY AREA															
				Missing & Poor Quantity	Missing & Poor Amount	Total Quantity	Total Amount	Missing & Poor Quantity	Missing & Poor Amount	Total Quantity	Total Amount	Missing & Poor Quantity	Missing & Poor Amount	Total Quantity	Total Amount	Missing & Poor Quantity	Missing & Poor Amount	Total Quantity	Total Amount	Missing & Poor Quantity	Missing & Poor Amount	Total Quantity	Total Amount												
<b>ADA Ramps</b>																																			
Install	EA	\$	750.00	337	\$	252,750.00	337	\$	252,750.00	42	\$	31,500.00	42	\$	31,500.00	1965	\$	1,473,750.00	1965	\$	1,473,750.00	2831	\$	2,123,250.00	2831	\$	2,123,250.00	5175	\$	3,881,250.00	5175	\$	3,881,250.00		
Paint	EA	\$	150.00	0	-	0	\$	-	0	-	0	\$	-	0	-	5	\$	750.00	0	-	34	\$	5,100.00	0	-	39	\$	5,850.00	0	-	39	\$	5,850.00		
<b>Drainage Apron</b>																																			
Replace	EA	\$	400.00	2	\$	800.00	11	\$	4,400.00	11	\$	4,400.00	15	\$	6,000.00	58	\$	23,200.00	124	\$	49,600.00	120	\$	48,000.00	757	\$	302,800.00	191	\$	76,400.00	907	\$	362,800.00		
<b>Driveway</b>																																			
Install	EA	\$	1,200.00	72	\$	86,400.00	72	\$	86,400.00	24	\$	28,800.00	24	\$	28,800.00	124	\$	148,800.00	124	\$	148,800.00	81	\$	97,200.00	81	\$	97,200.00	301	\$	361,200.00	301	\$	361,200.00		
Replace	EA	\$	1,500.00	47	\$	70,500.00	105	\$	157,500.00	16	\$	24,000.00	39	\$	58,500.00	452	\$	678,000.00	1037	\$	1,555,500.00	62	\$	93,000.00	393	\$	589,500.00	577	\$	865,500.00	1574	\$	2,361,000.00		
<b>Landscaping</b>																																			
Replace	EA	\$	150.00	70	\$	10,500.00	82	\$	12,300.00	17	\$	2,550.00	17	\$	2,550.00	195	\$	29,250.00	230	\$	34,500.00	29	\$	4,350.00	53	\$	7,950.00	311	\$	46,650.00	382	\$	57,300.00		
<b>Roadway</b>																																			
Clean	SY	\$	50.00	0	-	0	\$	-	0	-	7	\$	350.00	0	-	35	\$	1,750.00	0	-	35	\$	1,750.00	0	-	77	\$	3,850.00	0	-	77	\$	3,850.00		
Patch	EA	\$	1,000.00	19	\$	19,000.00	75	\$	75,000.00	2	\$	2,000.00	6	\$	6,000.00	98	\$	98,000.00	439	\$	439,000.00	5	\$	5,000.00	86	\$	86,000.00	124	\$	124,000.00	606	\$	606,000.00		
<b>Sidewalk</b>																																			
Clean	SY	\$	50.00	0	-	0	\$	-	0	-	0	\$	-	0	-	42	\$	2,100.00	0	-	83	\$	4,150.00	0	-	125	\$	6,250.00	0	-	125	\$	6,250.00		
Install	SY	\$	40.00	84718	\$	3,388,733.20	84718	\$	3,388,733.20	940	\$	37,919.20	940	\$	37,919.20	321200	\$	12,848,016.00	321200	\$	12,848,016.00	608229	\$	24,329,177.60	608229	\$	24,329,177.60	1015096	\$	40,603,846.00	1015096	\$	40,603,846.00		
Replace	SY	\$	60.00	222	\$	13,320.00	333	\$	19,980.00	50	\$	3,000.00	72	\$	4,320.00	544	\$	32,640.00	839	\$	50,340.00	28	\$	1,680.00	28	\$	1,680.00	844	\$	50,640.00	1272	\$	76,320.00		
<b>Sign</b>																																			
Graffiti	EA	\$	150.00	0	-	8	\$	1,200.00	0	-	3	\$	450.00	0	-	9	\$	1,350.00	0	-	10	\$	1,500.00	0	-	30	\$	4,500.00	0	-	30	\$	4,500.00		
Improve	EA	\$	150.00	108	\$	16,200.00	108	\$	16,200.00	26	\$	3,900.00	26	\$	3,900.00	530	-	530	\$	79,500.00	0	-	793	\$	118,950.00	664	-	1457	\$	218,550.00	0	-	1457	\$	218,550.00
Install	EA	\$	300.00	0	\$	-	0	\$	-	0	\$	-	0	\$	-	5	\$	1,500.00	5	\$	1,500.00	105	\$	31,500.00	105	\$	31,500.00	110	\$	33,000.00	110	\$	33,000.00		
Repair	EA	\$	350.00	1	\$	350.00	7	\$	2,450.00	0	\$	-	2	\$	700.00	0	\$	-	18	\$	6,300.00	0	\$	-	14	\$	4,900.00	1	\$	350.00	41	\$	14,350.00		
<b>SUBTOTAL COST OF PROPOSED IMPROVEMENTS</b>				\$	3,858,553.20	\$	4,016,913.20	\$	138,059.20	\$	180,989.20	\$	15,333,156.00	\$	16,692,756.00	\$	26,733,157.60	\$	27,705,407.60	\$	46,042,836.00	\$	48,596,066.00												
20% MOBILIZATION				\$	771,710.64	\$	803,382.64	\$	27,613.84	\$	36,197.84	\$	3,066,631.20	\$	3,338,551.20	\$	5,346,631.52	\$	5,541,081.52	\$	9,208,567.20	\$	9,719,213.20												
30% CONTINGENCY				\$	1,157,565.96	\$	1,205,073.96	\$	41,420.76	\$	54,296.76	\$	4,599,946.80	\$	5,007,826.80	\$	8,019,947.28	\$	8,311,622.28	\$	13,812,850.80	\$	14,578,819.80												
<b>TOTAL COST OF ALL PROPOSED IMPROVEMENTS</b>				\$	5,787,829.80	\$	6,025,369.80	\$	207,103.80	\$	271,483.80	\$	22,999,734.00	\$	25,039,134.00	\$	40,099,736.40	\$	41,558,111.40	\$	69,064,254.00	\$	72,894,099.00												

**SECTION 6  
PROJECTED EXPENDITURES**

**6.1 METHODOLOGY**

Each Department Head in the Village was interviewed to ascertain the personnel and operating costs associated with their department. These costs were verified by PMG Associates and changes made where appropriate. Expenditures for each department included Personnel, Operating, Contractual and one-time costs.

Personnel Costs were derived by identifying the job title and the associated salary. Discussions with the Department Heads and comparison with the existing budget provided the basis for these projections. Overhead and fringe costs were prepared by the Finance Department.

Operating Costs were based on a ratio of new employees to existing employees.

One-time costs include Capital items, Training, Testing and IT expenditures per employee. These figures were amortized over a five year period and the amortized costs added to the annual expenditures.

**6.2 EXPENDITURES BY DEPARTMENT**

Police

Personnel

Category	The Falls	East Kendall	Snapper Creek	High Pines
Major	1	1	0	0
Lieutenant	3	3	0	0
Sergeant	8	10	0	1
Officers	45	56	3	8
Dispatch Supervisor	1	1	0	0
Dispatchers	9	12	0	2
Community Service Aide	6	7	0	1
Records Clerk	2	3	0	1
Administrative Assistant	1	1	0	0
IT Technician	1	1	0	0
<b>Total</b>	<b>77</b>	<b>95</b>	<b>3</b>	<b>13</b>

## Village of Pinecrest Annexation Study

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### Annualized Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$5,762,308	\$7,065,948	\$223,859	\$ 919,453
Crossing Guards	\$ 111,104	\$ 333,312	\$ 0	\$ 111,104
Utilities	\$ 140,582	\$ 160,580	\$ 0	\$ 0
Operations	\$ 543,193	\$ 659,544	\$ 14,843	\$ 75,862
One Time Costs	\$ 438,073	\$ 525,917	\$ 15,417	\$ 67,304
<b>Total</b>	<b>\$6,995,260</b>	<b>\$8,745,301</b>	<b>\$254,119</b>	<b>\$1,173,723</b>

### One-Time Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
IT	\$ 147,106	\$ 174,832	\$ 4,657	\$ 23,021
Capital	\$1,681,053	\$2,031,481	\$59,217	\$271,185
Records	\$ 312,839	\$ 372,347	\$13,212	\$ 41,272
Training	\$ 49,365	\$ 50,925	\$ 0	\$ 1,040
Total	\$2,190,363	\$2,629,585	\$77,086	\$336,518
<b>Amortized (5 Years)</b>	<b>\$ 438,073</b>	<b>\$ 525,917</b>	<b>\$15,417</b>	<b>\$ 67,304</b>

### Planning

Category	The Falls	East Kendall	Snapper Creek	High Pines
Administrative Support	1	1	0	0
Planner	1	1	0	0
Code Officer	2	2	0	0
Senior Planner	.5	.5	0	0
Senior Code Compliance Officer	.5	.5	0	0
<b>Total</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>

### Annualized Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$512,100	\$512,100	\$0	\$0
Operations	\$120,000	\$120,000	\$0	\$0
One Time Costs	\$28,800	\$28,800	\$0	\$0
<b>Total</b>	<b>\$660,900</b>	<b>\$660,900</b>	<b>\$0</b>	<b>\$0</b>

## Village of Pinecrest Annexation Study

### One Time Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
IT	\$ 25,000	\$ 25,000	\$0	\$0
Vehicles	\$ 69,000	\$ 69,000	\$0	\$0
Comp Plan/Codes	\$ 50,000	\$ 50,000	\$0	\$0
Total	\$144,000	\$144,000	\$0	\$0
<b>Amortized (5 Years)</b>	<b>\$ 28,800</b>	<b>\$ 28,800</b>	<b>\$0</b>	<b>\$0</b>

### Building

Category	The Falls	East Kendall	Snapper Creek	High Pines
Permit Clerk	2	2	0	0
Building Inspector	1	1	0	0
Administrative Assistant	1	1	0	0
Chief Mechanical Inspector	.5	.5	0	0
Chief Electrical Inspector	.5	.5	0	0
Chief Plumbing Inspector	.5	.5	0	0
Building Plans Examiner	.5	.5	0	0
Structural Plans Examiner	.5	.5	0	0
<b>Total</b>	<b>6.5</b>	<b>6.5</b>	<b>0</b>	<b>0</b>

### Annualized Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$471,000	\$471,000	\$0	\$0
Operations	\$120,000	\$120,000	\$0	\$0
Contracts	\$105,000	\$138,800	\$6,300	\$31,700
Car Allowance	\$16,800	\$16,800	0	0
One Time Costs	\$33,380	\$33,380	\$0	\$0
<b>Total</b>	<b>\$746,180</b>	<b>\$746,180</b>	<b>\$6,300</b>	<b>\$31,700</b>

### One Time Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
IT	\$28,900	\$28,900	\$0	\$0
Vehicles	\$138,000	\$138,000	\$0	\$0
Total	\$166,900	\$166,900	\$0	\$0
<b>Amortized (5 Years)</b>	<b>\$33,380</b>	<b>\$33,380</b>	<b>\$0</b>	<b>\$0</b>

## Village of Pinecrest Annexation Study

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### Clerk

No additional employees

Category	The Falls	East Kendall	Snapper Creek	High Pines
One Time Cost	\$2,000	\$2,000	\$200	\$400
Operations	\$27,000	\$27,000	\$2,000	\$5,000
<b>Total</b>	<b>\$29,000</b>	<b>\$29,000</b>	<b>\$2,200</b>	<b>\$5,400</b>

Equipment is amortized as the annualized One Time Cost

Referenda for annexation will generate an Elections cost of \$40,000 for each one.

### IT

#### Personnel

Category	The Falls	East Kendall	Snapper Creek	High Pines
Network Administrator	.5	.5	0	0
Technician	1	1	0	0
<b>Total</b>	<b>1.5</b>	<b>1.5</b>	<b>0</b>	<b>0</b>

#### Annualized Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$80,250	\$80,250	\$0	\$0
Operations	\$217,000	\$217,000	\$0	\$0
One Time Costs	\$1,800	\$1,800	\$0	\$0
<b>Total</b>	<b>\$299,050</b>	<b>\$299,050</b>	<b>\$0</b>	<b>\$0</b>

One Time costs are for Software and computer.

## Village of Pinecrest Annexation Study

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### Public Works

#### Personnel

Category	The Falls	East Kendall	Snapper Creek	High Pines
Foreman	1	1	0	0
Maintenance Worker 1	2	2	0	0
Maintenance Worker 2	2	3	0	1
Administrative Assistant	1	1	0	0
<b>Total</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>1</b>

#### Public Works Annualized Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$388,165	\$441,705	\$ 0	\$53,540
Operations	\$ 85,000	\$115,000	\$4,000	\$18,000
Contract Work	\$100,000	\$120,000	\$5,000	\$20,000
One-time Costs	\$ 25,000	\$ 29,600	\$ 0	\$ 4,600
<b>Total</b>	<b>\$598,165</b>	<b>\$706,305</b>	<b>\$9,000</b>	<b>\$96,140</b>

#### One-Time Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
IT	\$ 10,000	\$ 10,000	\$0	\$ 0
Equipment/Trucks	\$115,000	\$138,000	\$0	\$23,000
Total	\$125,000	\$148,000	\$0	\$23,000
<b>Amortized (5 Years)</b>	<b>\$ 25,000</b>	<b>\$ 29,600</b>	<b>\$0</b>	<b>\$ 4,600</b>

### Finance

#### Personnel

Category	The Falls	East Kendall	Snapper Creek	High Pines
Accountant	2	3	0	0
Account Clerk	3	4.5	0	0.5
Deputy Director	1	1	0	0
<b>Total</b>	<b>6</b>	<b>8.5</b>	<b>0</b>	<b>0.5</b>

## Village of Pinecrest Annexation Study

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### Finance

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$428,300	\$590,500	\$0	\$25,600
One Time Costs	\$ 8,400	\$ 12,600	\$0	\$ 1,400
<b>Total</b>	<b>\$436,700</b>	<b>\$603,100</b>	<b>\$0</b>	<b>\$27,000</b>

### One Time Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
IT/Equipment	\$42,000	\$63,000	\$0	\$7,000
<b>Amortization 5 Years</b>	<b>\$8,400</b>	<b>\$12,600</b>	<b>\$0</b>	<b>\$1,400</b>

### Parks

Miami-Dade County will transfer 3 active parks upon annexation in East Kendall and in The Falls. There are no parks in Snapper Creek or High Pines. The East Kendall area also has the Boys and Girls Club which is likely to be transferred. This facility is leased to the operators of the Boys and Girls Club and any revenue generated covers the operating expenses. This facility then has a net sum of zero when considering costs and personnel.

For each of the The Falls and East Kendall, the addition of the parks in the area reflects a mirror of the active parks in the existing Village boundaries.

There are several passive parks and the cost of mowing and other maintenance is included in the Operations costs.

### Personnel

Category	The Falls	East Kendall	Snapper Creek	High Pines
Park Manager	1	2	0	0
Administrative Assistant	1	1	0	0
Park Service Aide	1	1	0	0
<b>Total Full-Time</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>
Part Time Park Service Aide	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>

## Village of Pinecrest Annexation Study

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### Annualized Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$ 525,000	\$ 594,000	\$0	\$0
Operations	\$ 600,000	\$ 600,000	\$0	\$0
One Time Costs	\$ 12,000	\$ 18,000	\$0	\$0
<b>Total</b>	<b>\$1,137,000</b>	<b>\$1,212,000</b>	<b>\$0</b>	<b>\$0</b>

### One Time Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Vehicles	\$46,000	\$69,000	\$0	\$0
IT/Equipment	\$14,000	\$21,000	\$0	\$0
Total	\$60,000	\$90,000	\$0	\$0
<b>Amortized 5 Years</b>	<b>\$12,000</b>	<b>\$18,000</b>	<b>\$0</b>	<b>\$0</b>

### Human Relations

#### Personnel

Category	The Falls	East Kendall	Snapper Creek	High Pines
Human Relations Clerk	2	2	0	0
Payroll Clerk	.5	.5	0	0
<b>Total</b>	<b>2.5</b>	<b>2.5</b>	<b>0</b>	<b>0</b>

### Annualized Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
Personnel	\$150,000	\$150,000	\$ 0	\$ 0
Operations	\$ 40,000	\$ 40,000	\$ 0	\$ 0
One Time Costs	\$ 13,400	\$ 15,200	\$320	\$1,240
<b>Total</b>	<b>\$203,400</b>	<b>\$205,200</b>	<b>\$320</b>	<b>\$1,240</b>

### One Time Costs

Category	The Falls	East Kendall	Snapper Creek	High Pines
IT/Equipment	\$21,000	\$21,000	\$ 0	\$ 0
Testing	\$46,000	\$55,000	\$1,600	\$6,200
Total	\$67,000	\$76,000	\$1,600	\$6,200
<b>Amortized 5 Years</b>	<b>\$13,400</b>	<b>\$15,200</b>	<b>\$ 320</b>	<b>\$1,240</b>

## Village of Pinecrest Annexation Study

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### Summary

#### Employees by Department

Department	The Falls	East Kendall	Snapper Creek	High Pines
Full Time				
Police	77	95	3	13
Planning	5	5	0	0
Building	6.5	6.5	0	0
Clerk	0	0	0	0
IT	1.5	1.5	0	0
Public Works	6	7	0	1
Finance	6	8.5	0	0.5
Parks	3	4	0	0
Human Relations	2.5	2.5	0	0
Sub-Total	107.5	130.0	3	14.5
Part Time				
Parks	20	20	0	0
<b>TOTAL</b>	<b>126.5</b>	<b>150.0</b>	<b>3</b>	<b>14.5</b>

#### Total Costs

Department	The Falls	East Kendall	Snapper Creek	High Pines
Police	\$6,995,260	\$8,745,301	\$254,119	\$1,173,723
Planning	\$660,900	\$600,900	0	0
Building	\$746,180	\$746,180	\$6,300	\$31,700
Clerk	\$29,000	\$29,000	\$2,200	\$5,400
IT	\$299,050	\$299,050	0	0
Public Works	\$598,165	\$706,305	\$9,000	\$96,140
Finance	\$436,700	\$603,100	\$0	\$27,000
Parks	\$1,137,000	\$1,212,000	0	0
Human Relations	\$203,400	\$205,200	\$320	\$1,240
<b>TOTAL</b>	<b>\$11,105,655</b>	<b>\$13,147,036</b>	<b>\$271,939</b>	<b>\$1,335,203</b>

## Village of Pinecrest Annexation Study

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### 6.3 ONE TIME COSTS

One Time costs include capital items, training, testing and IT considerations. An amortization of the one-time costs has been included in each department expenditure estimate. A summary of those items is found here.

**TABLE 6-1  
ONE TIME COSTS PER AREA**

Department	The Falls	East Kendall	Snapper Creek	High Pines
Police	\$2,190,363	\$2,629,585	\$77,086	\$336,518
Planning	144,000	144,000	0	0
Building	166,900	166,900	0	0
Clerk	10,000	10,000	1,000	2,000
IT	9,000	9,000	0	0
Public Works	125,000	148,000	0	23,000
Finance	42,000	63,000	0	7,000
Parks	60,000	90,000	0	0
Human Relations	67,000	76,000	1,600	6,200
<b>TOTAL</b>	<b>\$2,814,263</b>	<b>\$3,336,485</b>	<b>\$79,686</b>	<b>\$374,718</b>

**TABLE 6-2  
AMORTIZATION OF ONE TIME COSTS**

Department	The Falls	East Kendall	Snapper Creek	High Pines
Police	\$438,073	\$525,917	\$15,417	\$67,304
Planning	28,800	28,800	0	0
Building	33,380	33,380	0	0
Clerk	2,000	2,000	200	400
IT	1,800	1,800	0	0
Public Works	25,000	29,600	0	4,600
Finance	8,400	12,600	0	1,400
Parks	12,000	18,000	0	0
Human Relations	13,400	15,200	320	1,240
<b>TOTAL</b>	<b>\$562,853</b>	<b>\$667,297</b>	<b>\$15,937</b>	<b>\$74,944</b>

Three of the four areas can fund the one-time costs from the surplus generated. East Kendall must amortize the costs since there is insufficient surplus to may for the one time expenditures.

### **6.4 INFRASTRUCTURE COSTS**

Table 5-4 lists the infrastructure improvements for each of the potential annexation area. The figure for all areas equal \$72.9 million. However, the largest single item is the installation of sidewalks throughout the annexation areas. As the Village has refrained from wide-scale sidewalk installation, this cost item could be excluded. If that does occur, the total cost the installation of sidewalks equals \$60.9 million.

The remaining infrastructure cost of \$12 million should be scheduled based on need and results of any detailed analysis of the services. The Debt Service on the \$12 million at 4% over a period of 20 years equals \$883,000 annually.

### **6.5 CITY HALL/POLICE HEADQUARTERS**

The cost of a new Administration Building as well as expanded Police Headquarters is not included, at this time, since the decision regarding these matters has not been concluded by the Village.

**SECTION 7  
FINDINGS AND CONCLUSIONS**

The result of the analysis of the revenue generation and the expenditures is that each potential annexation areas result in a positive fiscal outcome. This conclusion is based on the assumption that the Stormwater Fees and the Transportation Revenue will be used to pay a portion of the costs of the Public Works Department.

The Snapper Creek and High Pines areas generate a substantially higher percentage surplus due to the smaller areas and less service costs. The largest return in real dollars is from The Falls with a nearly \$3.2 million surplus. East Kendall also generates a surplus, although at a significantly lower amount and percentage of expenditures. East Kendall should be considered marginal since any increase in costs may push the area to a deficit. Scheduling of capital costs and phasing in operations may also be necessary.

**TABLE 7-1  
SUMMARY OF REVENUES AND EXPENDITURES**

<b>Category</b>	<b>The Falls</b>	<b>East Kendall</b>	<b>Snapper Creek</b>	<b>High Pines</b>
Revenue	\$14,294,648	\$13,470,759	\$605,737	\$3,214,192
Expenditures	\$11,105,655	\$13,147,036	\$271,939	\$1,335,203
<b>Surplus</b>	<b>\$ 3,188,993</b>	<b>\$ 323,723</b>	<b>\$333,798</b>	<b>\$1,878,989</b>
<b>% Surplus</b>	<b>28.7%</b>	<b>2.5%</b>	<b>122.8%</b>	<b>140.7%</b>

Surplus amounts should be used for Capital Requirements

### **SECTION 8 ALTERNATIVE ANALYSIS**

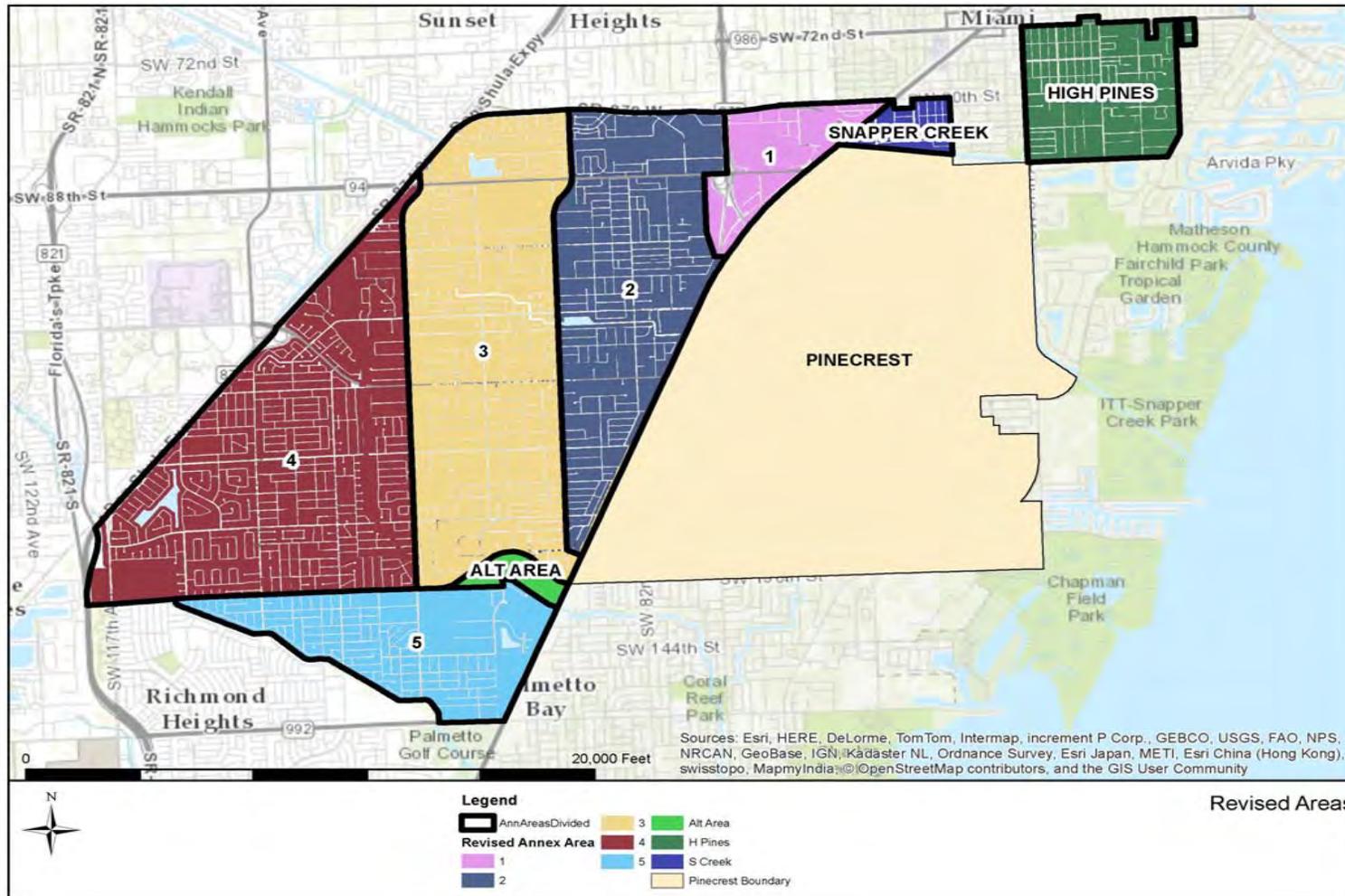
After preliminary review by Village Administration and staff, alternate annexation areas were requested for analysis. These additional study areas only impact the East Kendall and Falls segments. The new areas bisected the East Kendall and Falls study areas and, in some cases, combined parts of each study area. The boundaries of the new areas are:

- Area 1 - East of 77 Avenue to Dixie Highway
- Area 2 – Between 87 Avenue and 77 Avenue
- Area 3 – Between 97 Avenue and 87 Avenue
- Area 4 – West of 97 Avenue to SR 874
- Area 5 – South of 136 Street
- Additional alternative with the Falls Shopping Center in either Area 3 or Area 5
- The unincorporated area lying within Area Code 33156 (All east of 87 Avenue and South of 88 Street).

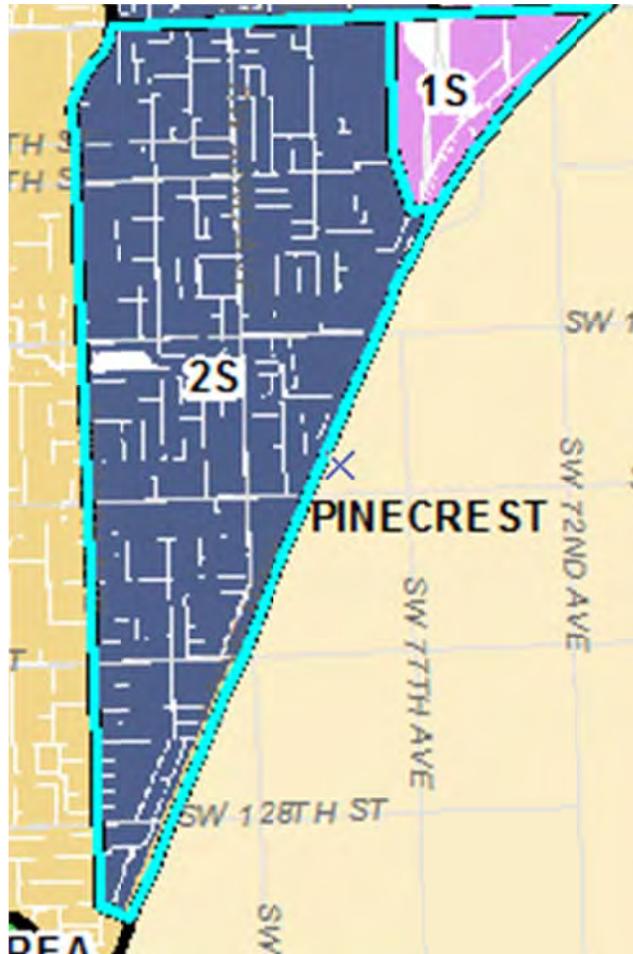
The five additional areas are illustrated in Exhibit 8-1. Exhibit 8-2 provides the map for the Area Code 33156 analysis.

# Village of Pinecrest Annexation Study

Exhibit 8-2 Location of Additional Study Areas



**Exhibit 8-2 Location of 33156 Area Code Boundaries**



**Revenue and Expenditure Comparisons**

Revenues were generated using the same mechanism as for the larger Study Areas. Expenditures were allocated on a per capita basis. All areas have a positive Cash Flow, although a few areas have minor Surpluses. The areas with the largest Surpluses are Area 1, Area 3A and the 33156 Area Code. Summaries are found in Table 8-1.

**TABLE 8-1  
REVENUE AND EXPENDITURES BY THE REVISED STUDY AREAS**

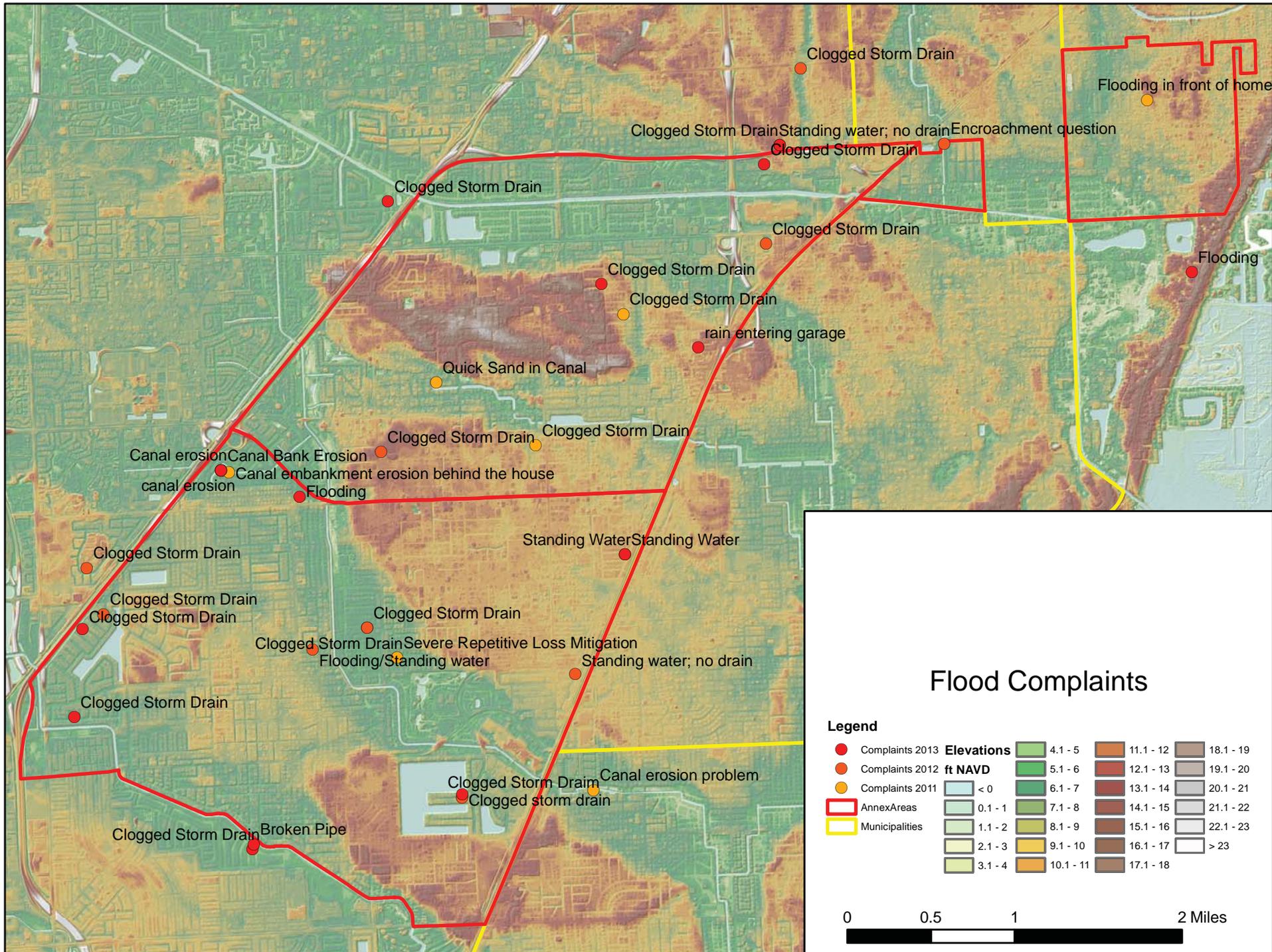
Category	1	2	3	3A	4	5	5A	33156
Revenue	\$5,977,211	\$6,803,157	\$5,698,748	\$6,484,385	\$6,698,453	\$3,108,927	\$3,510,615	\$6,785,370
Expenditures	\$3,503,997	\$6,692,674	\$4,786,842	\$4,895,055	\$6,501,426	\$2,892,690	\$2,952,711	\$5,352,686
Surplus	\$2,473,214	\$110,483	\$911,906	\$1,589,330	\$197,027	\$216,237	\$557,904	\$1,432,684
% Surplus	70.6%	1.7%	19.1%	32.5%	3.0%	7.5%	18.9%	26.8%

### **SECTION 9 POTENTIAL ADVANTAGES OF ANNEXATION**

Annexation is community decision for both the municipality seeking to annex and the areas that could be considered. Several advantages could be evidenced for the Village of Pinecrest should the Village Council decide to move ahead with this enterprise. These advantages are:

- Larger Tax Base will help to offset the impacts of an Economic Downturn
- The Village would be able to better plan for the areas adjacent to the boundaries
- The larger municipality will likely have more influence in the County
- The areas would generate a surplus of Revenue over Expenditures. If the County Commission changes the current policy regarding Franchise Fees and Utility Taxes, the Surplus would be significantly higher
  - Potential for reduction in the Ad Valorem Rate for the Village under the annexation scenarios
    - The Falls – reduced to 2.04
    - East Kendall – No reduction
    - Snapper Creek – reduced to 2.22
    - High Pines – reduce to 1.93
    - All areas – reduce to 2.05
- Achieving a population of over 50,000 would generate additional benefits
  - The Village would become an Entitlement Municipality for Community Development Block Grant Funds
  - Possible seat on the MPO

**APPENDIX A**  
**FLOOD AND WATER LINES MAPS**



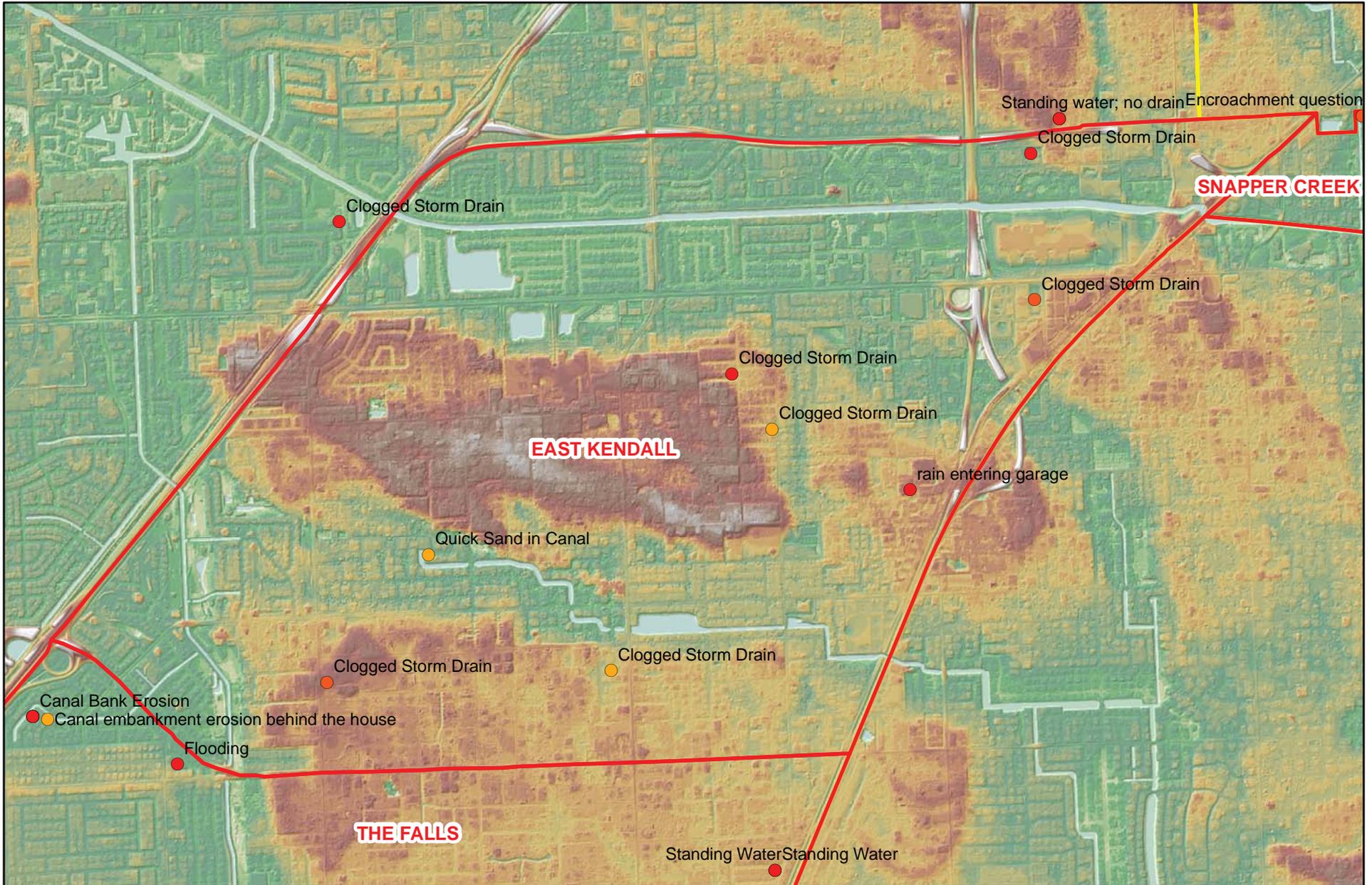
## Flood Complaints

**Legend**

- Complaints 2013
- Complaints 2012
- Complaints 2011
- ▭ Annex Areas
- ▭ Municipalities

Elevations ft NAVD	
< 0	0.1 - 1
1.1 - 2	2.1 - 3
3.1 - 4	4.1 - 5
5.1 - 6	6.1 - 7
7.1 - 8	8.1 - 9
9.1 - 10	10.1 - 11
11.1 - 12	12.1 - 13
13.1 - 14	14.1 - 15
15.1 - 16	16.1 - 17
17.1 - 18	18.1 - 19
19.1 - 20	20.1 - 21
21.1 - 22	22.1 - 23
> 23	



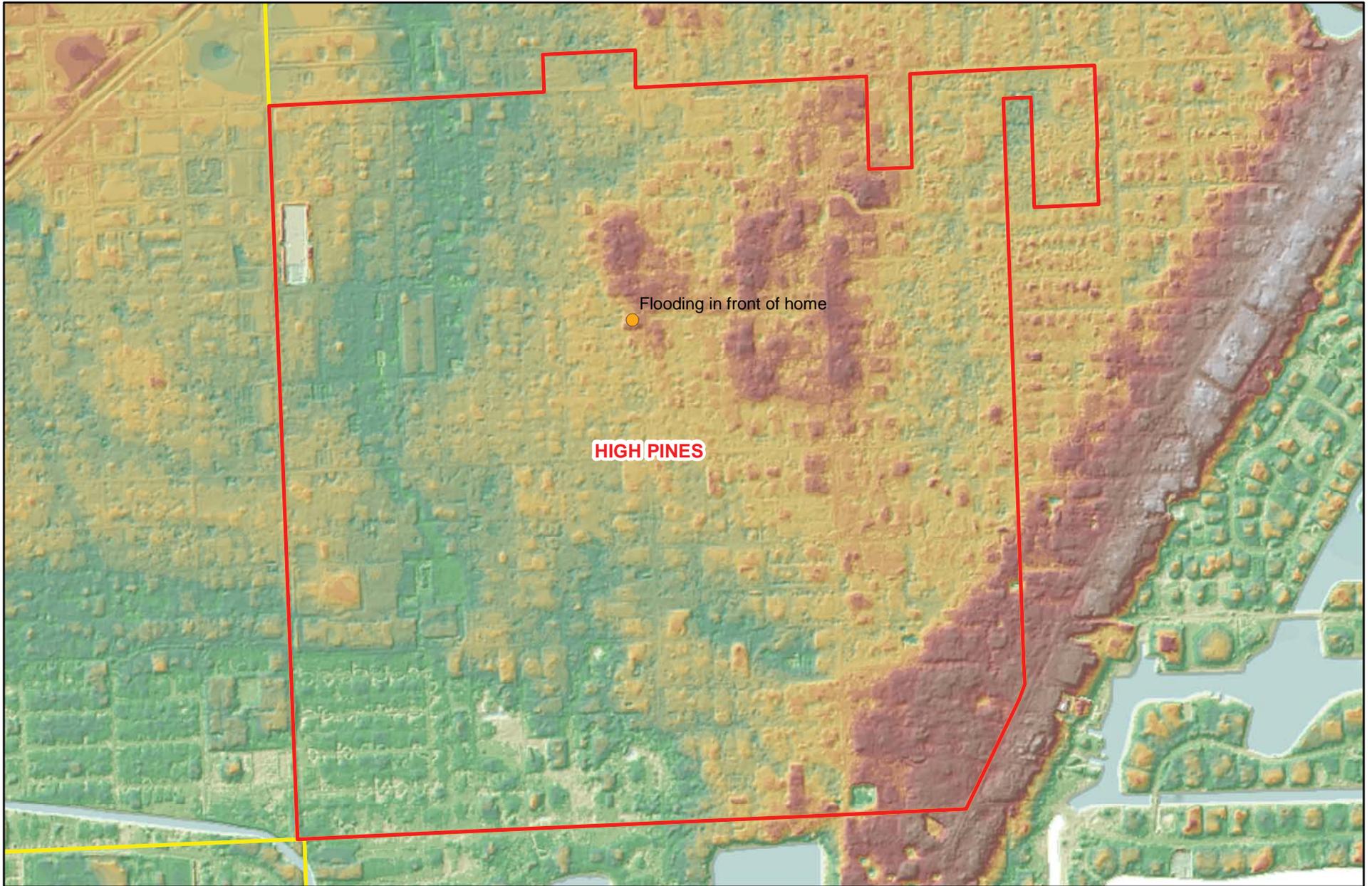


**Legend**

- Complaints 2013
  - Complaints 2012
  - Complaints 2011
  - ▭ Annex Areas
  - ▭ Municipalities
  - Elevations**  
ft NAVD
- |         |         |           |           |           |           |
|---------|---------|-----------|-----------|-----------|-----------|
| 1.1 - 2 | 5.1 - 6 | 9.1 - 10  | 13.1 - 14 | 17.1 - 18 | 21.1 - 22 |
| 2.1 - 3 | 6.1 - 7 | 10.1 - 11 | 14.1 - 15 | 18.1 - 19 | 22.1 - 23 |
| 3.1 - 4 | 7.1 - 8 | 11.1 - 12 | 15.1 - 16 | 19.1 - 20 | > 23      |
| 4.1 - 5 | 8.1 - 9 | 12.1 - 13 | 16.1 - 17 | 20.1 - 21 |           |

0 5,000 Feet

**Flood Complaints  
EAST KENDALL**



**HIGH PINES**

Flooding in front of home



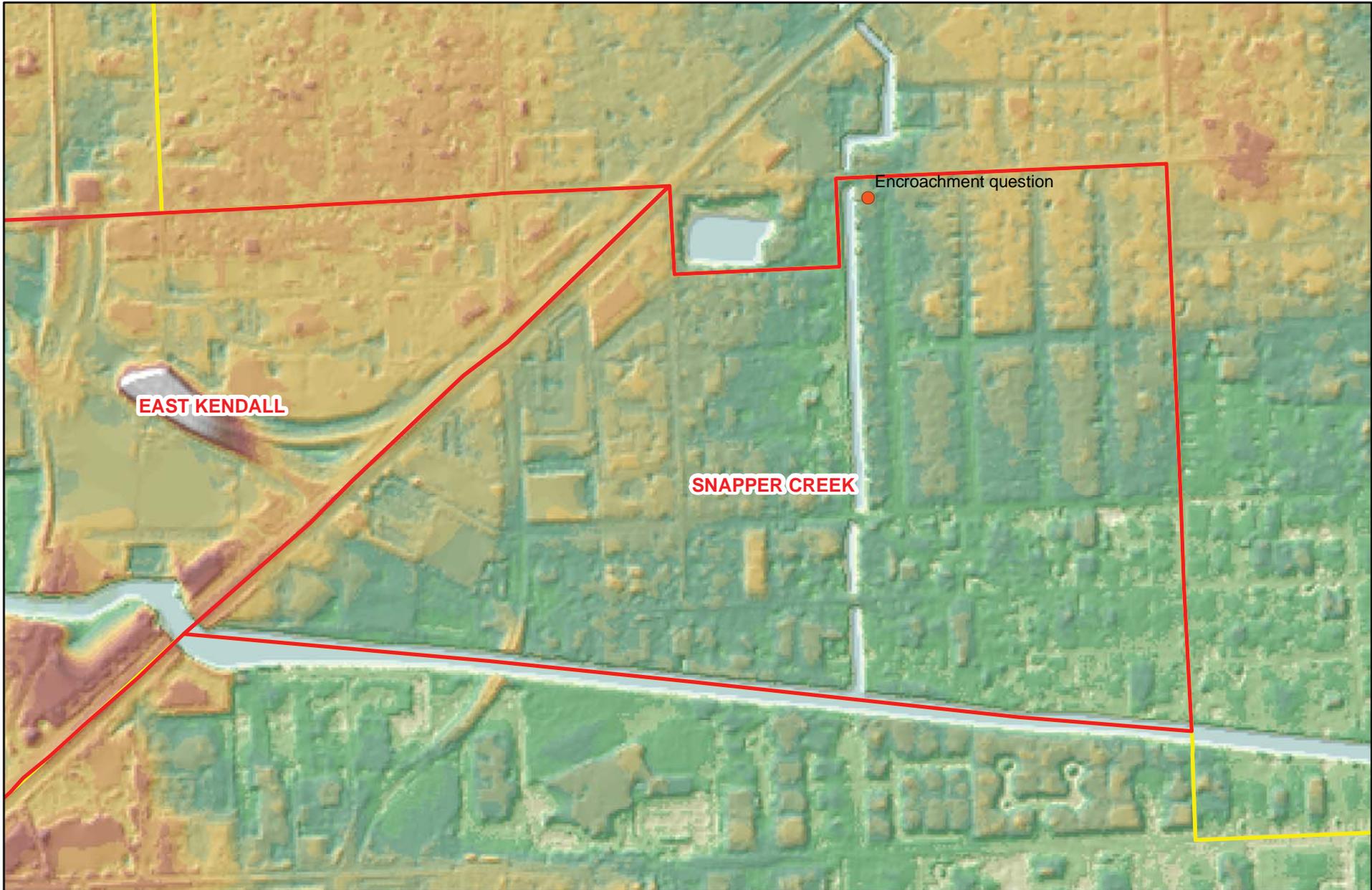
**Legend**

- Complaints 2013
- Complaints 2012
- Complaints 2011
- Annex Areas
- Municipalities
- Elevations**  
ft NAVD
- 1.1 - 2
- 2.1 - 3
- 3.1 - 4
- 4.1 - 5
- 5.1 - 6
- 6.1 - 7
- 7.1 - 8
- 8.1 - 9
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- 16.1 - 17
- 17.1 - 18
- 18.1 - 19
- 19.1 - 20
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- 22.1 - 23
- > 23

**Flood Complaints  
HIGH PINES**

0

5,000 Feet



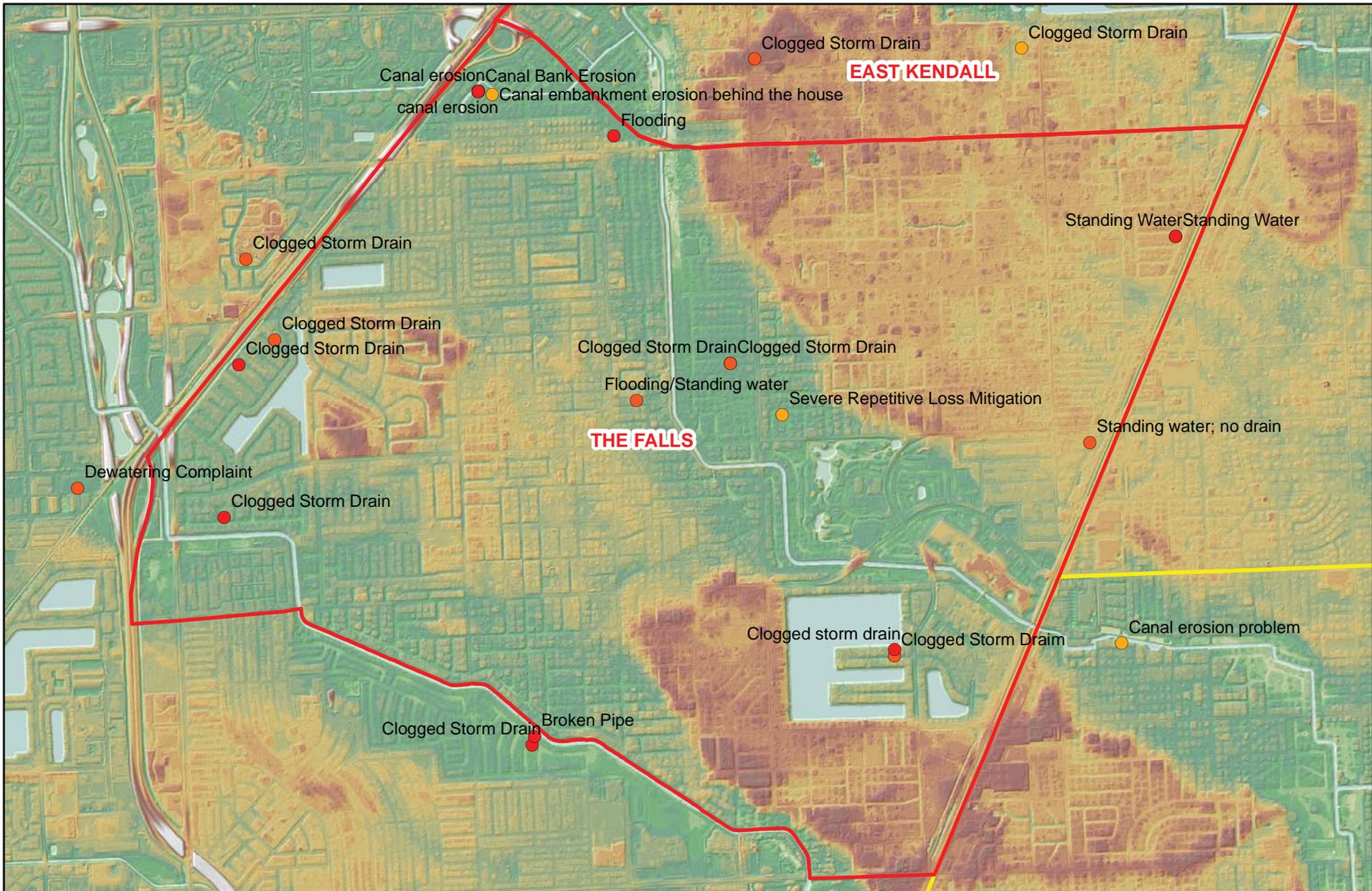
0

**Legend**

- Complaints 2013
- Complaints 2012
- Complaints 2011
- AnnexAreas
- Municipalities
- Elevations**  
ft NAVD
- 1.1 - 2
- 2.1 - 3
- 3.1 - 4
- 4.1 - 5
- 5.1 - 6
- 6.1 - 7
- 7.1 - 8
- 8.1 - 9
- 9.1 - 10
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- 15.1 - 16
- 16.1 - 17
- 17.1 - 18
- 18.1 - 19
- 19.1 - 20
- 20.1 - 21
- 21.1 - 22
- 22.1 - 23
- > 23

**Flood Complaints  
SNAPPER CREEK**

5,000 Feet



**Legend**

- Complaints 2013
- Complaints 2012
- Complaints 2011

- ▭ Annex Areas
- ▭ Municipalities

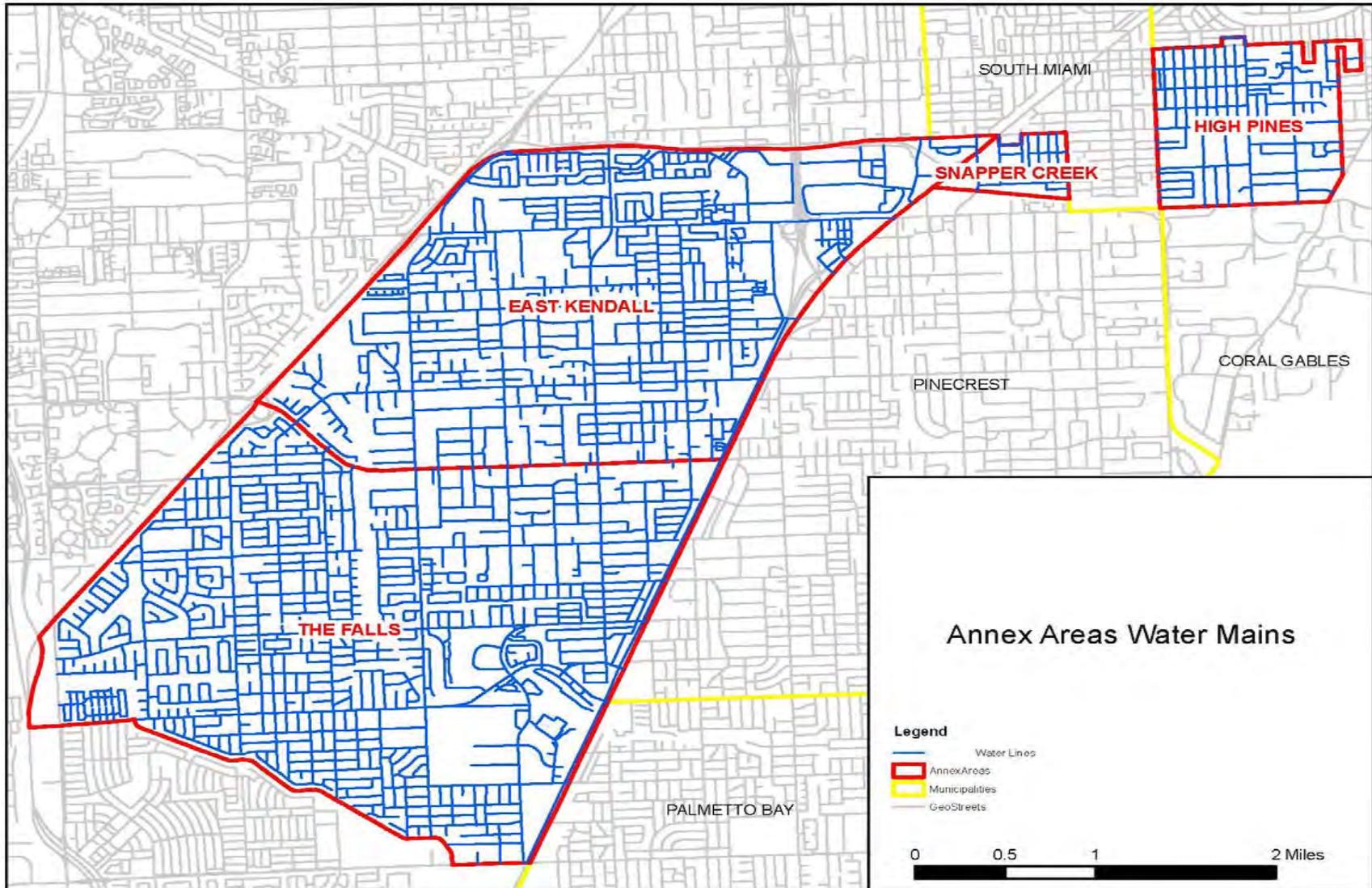
**Elevations**

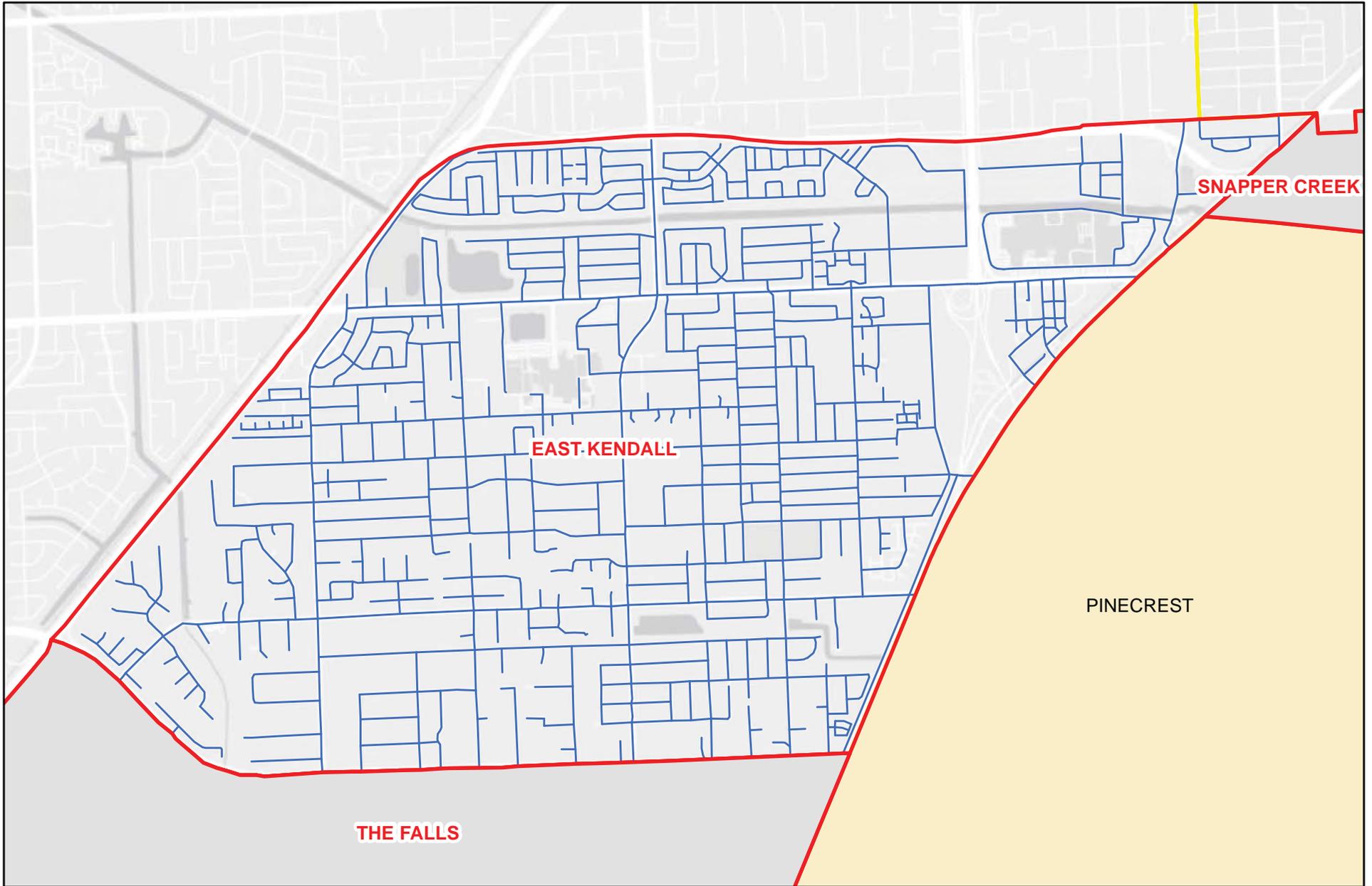
ft NAVD

1.1 - 2	5.1 - 6	9.1 - 10	13.1 - 14	17.1 - 18	21.1 - 22
2.1 - 3	6.1 - 7	10.1 - 11	14.1 - 15	18.1 - 19	22.1 - 23
3.1 - 4	7.1 - 8	11.1 - 12	15.1 - 16	19.1 - 20	> 23
0.1 - 1	4.1 - 5	8.1 - 9	12.1 - 13	16.1 - 17	20.1 - 21



**Flood Complaints  
THE FALLS**





SNAPPER CREEK

EAST KENDALL

PINECREST

THE FALLS

**Legend**

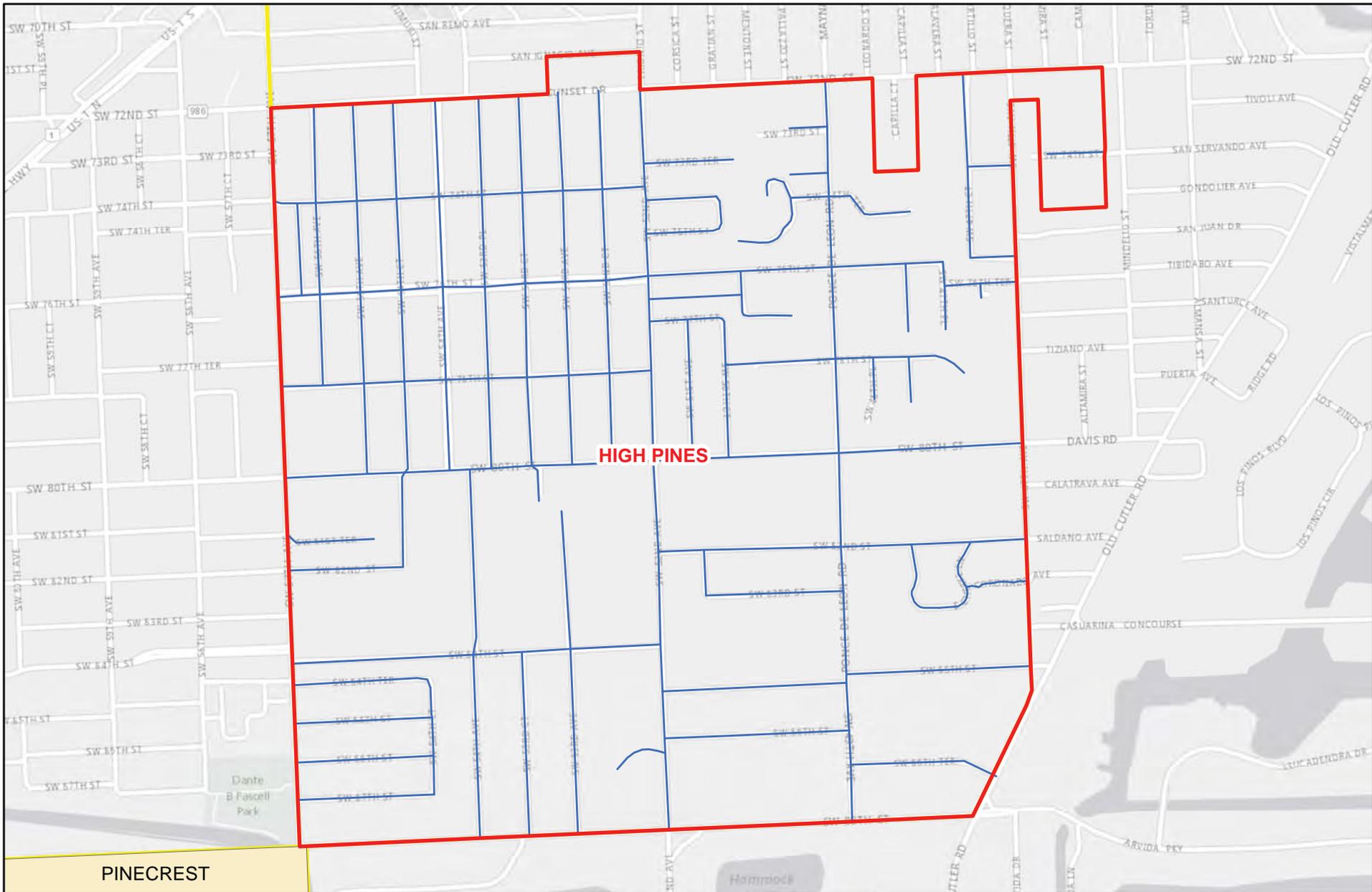
- AnnexAreas
- PCrestBoundary
- WaterLineLocs
- Municipalities



0

5,000 Feet

Water Line Replacement  
EAST KENDALL



PINECREST

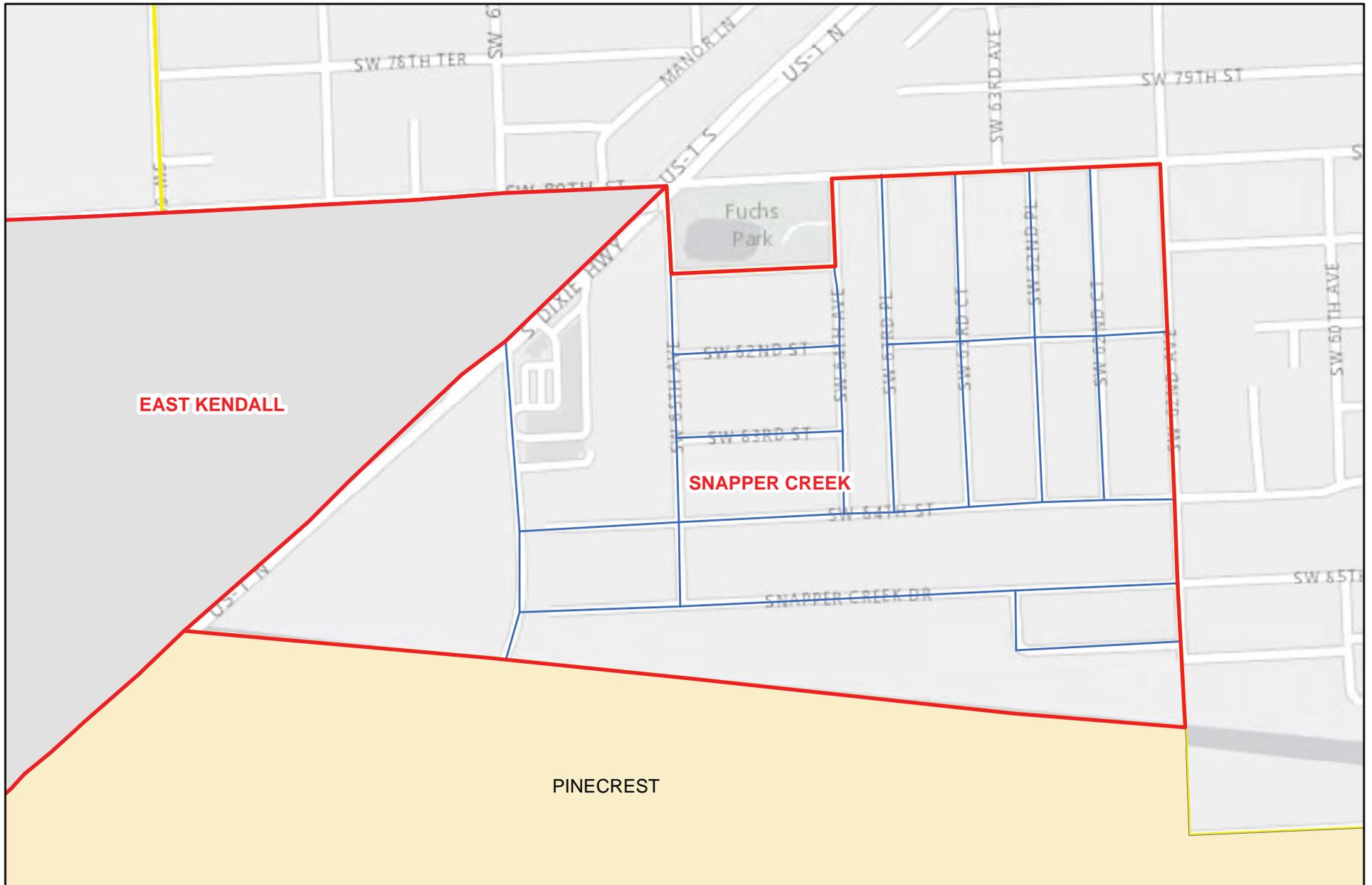
HIGH PINES

- Legend**
- AnnexAreas
  - PCrestBoundary
  - WaterLineLocs
  - Municipalities

Water Line Replacement  
HIGH PINES



0  5,000 Feet



**EAST KENDALL**

**SNAPPER CREEK**

**PINECREST**

Fuchs  
Park

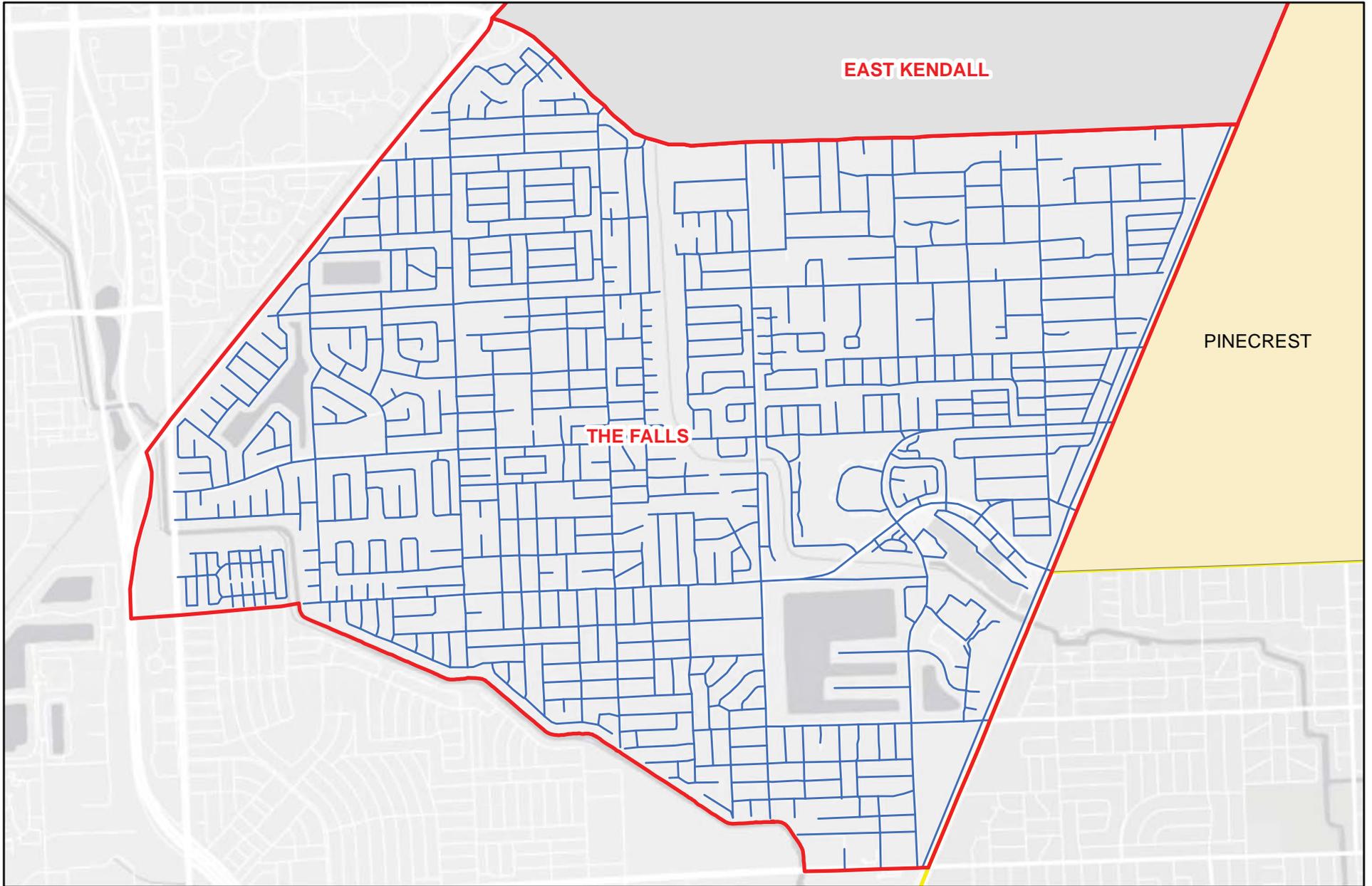


- Legend**
- AnnexAreas
  - PCrestBoundary
  - WaterLineLocs
  - Municipalities

**Water Line Replacement  
SNAPPER CREEK**

0

5,000 Feet



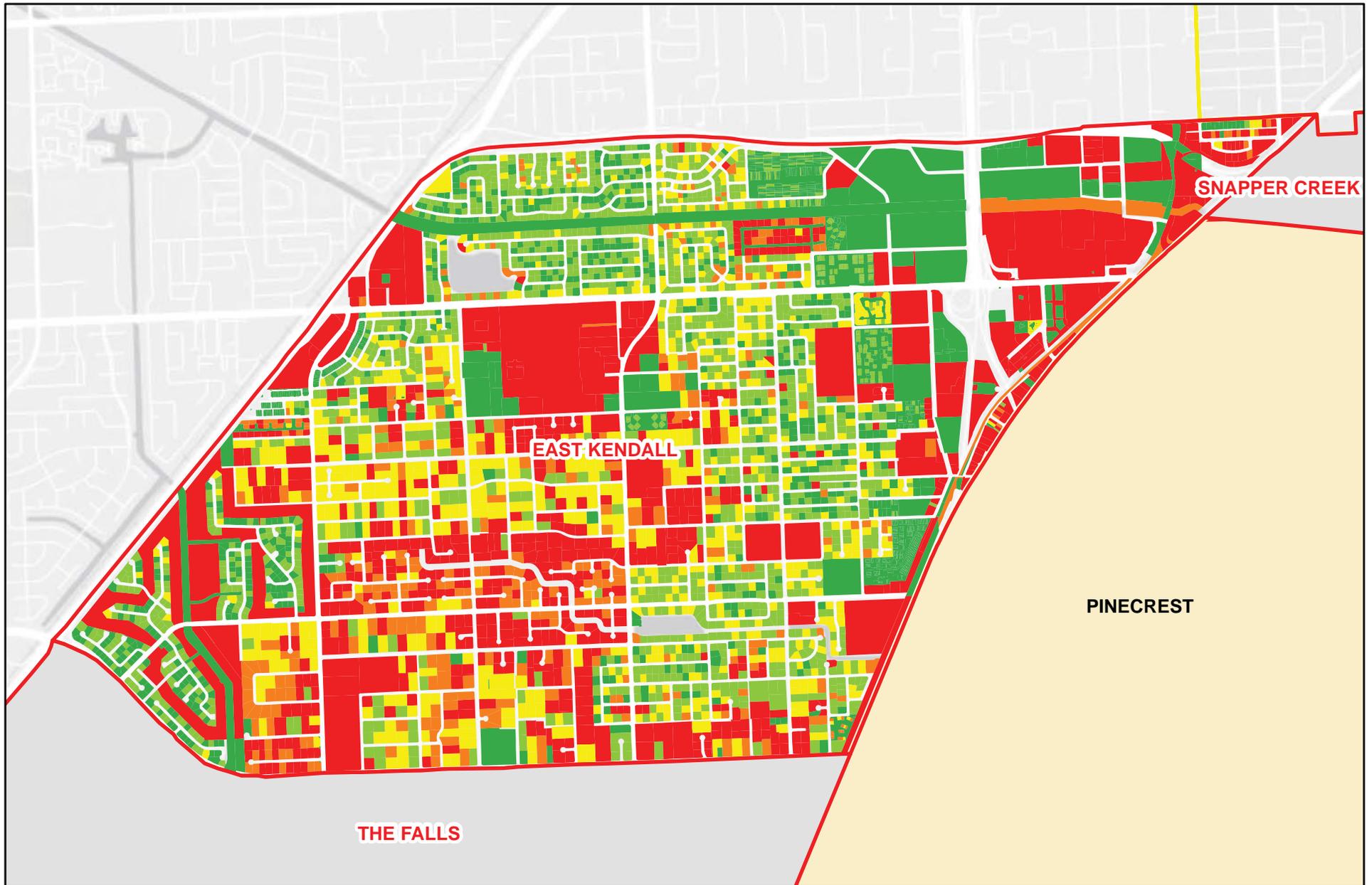
**Legend**

-  AnnexAreas
-  PCrestBoundary
-  WaterLineLocs
-  Municipalities

0

5,000 Feet

Water Line Replacement  
THE FALLS



SNAPPER CREEK

EAST KENDALL

PINECREST

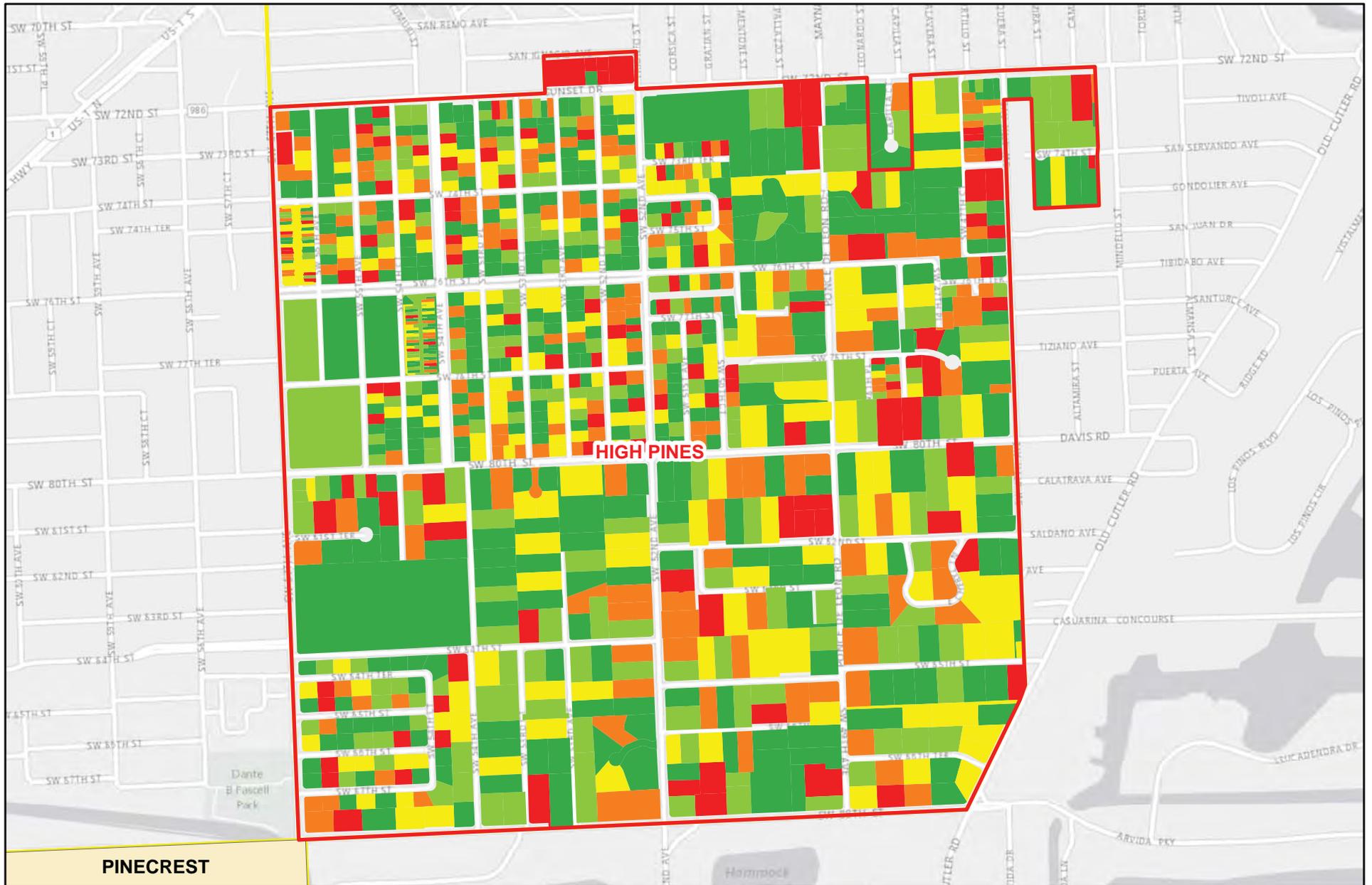
THE FALLS

- Legend**
- |                       |                   |                    |
|-----------------------|-------------------|--------------------|
| <b>Assessed Value</b> | 300,001 - 400,000 | Annex Areas        |
| Under 200,000         | 400,001 - 500,000 | Pinecrest Boundary |
| 200,001 - 300,000     | Over 500,000      | Municipalities     |



0 5,000 Feet

Flood Complaints  
EAST KENDALL



PINECREST

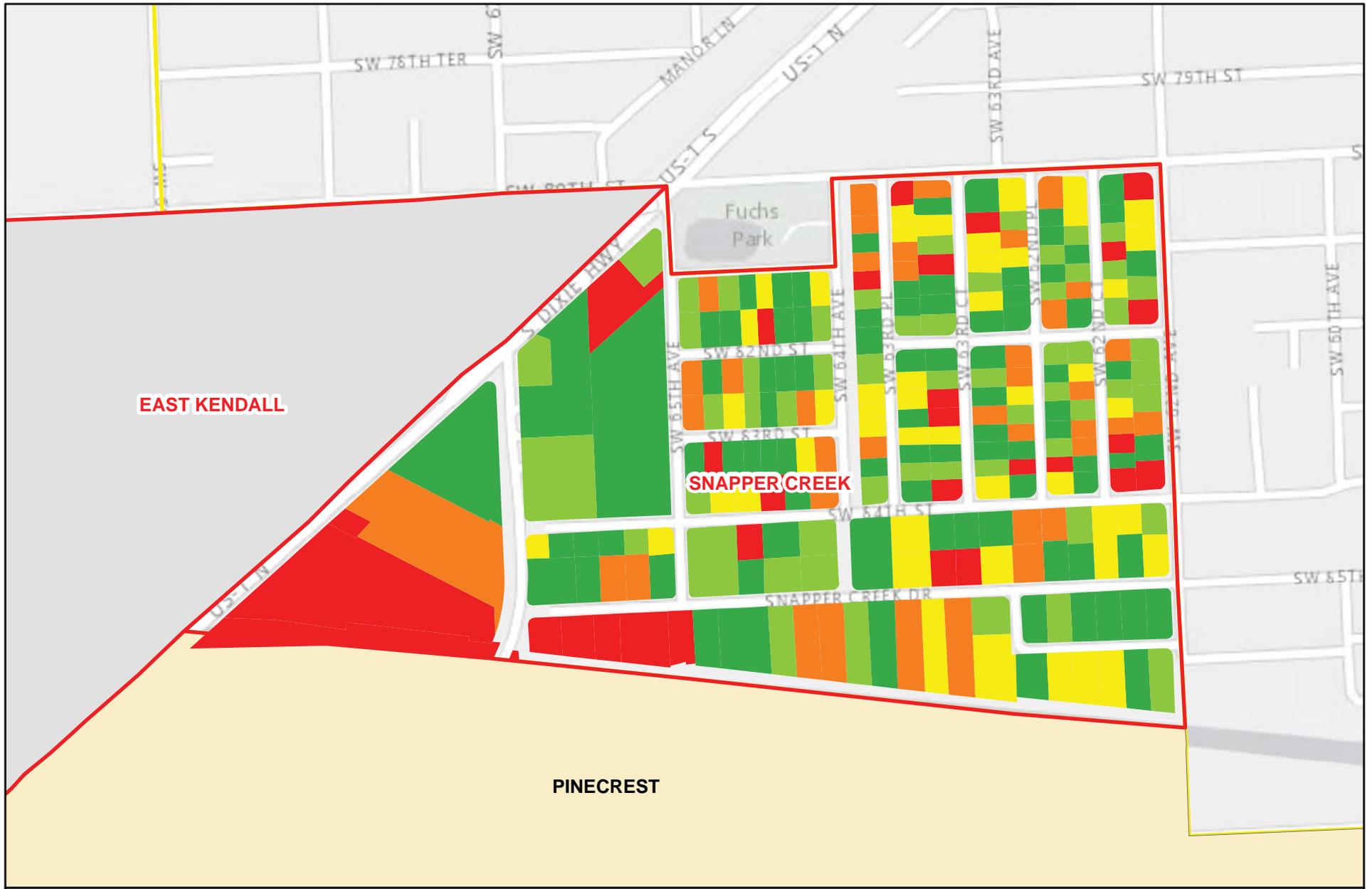
HIGH PINES



- Legend**
- |   |   |  |
|---|---|--|
| <b>Assessed Value</b>                                       | <span style="color: yellow;">■</span> 300,001 - 400,000 | <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Annex Areas         |
| <span style="color: green;">■</span> Under 200,000          | <span style="color: orange;">■</span> 400,001 - 500,000 | <span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span> Pinecrest Boundary |
| <span style="color: lightgreen;">■</span> 200,001 - 300,000 | <span style="color: red;">■</span> Over 500,000         | <span style="border: 1px solid yellow; display: inline-block; width: 10px; height: 10px;"></span> Municipalities   |

Flood Complaints  
HIGH PINES





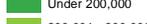
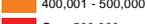
EAST KENDALL

SNAPPER CREEK

PINECREST

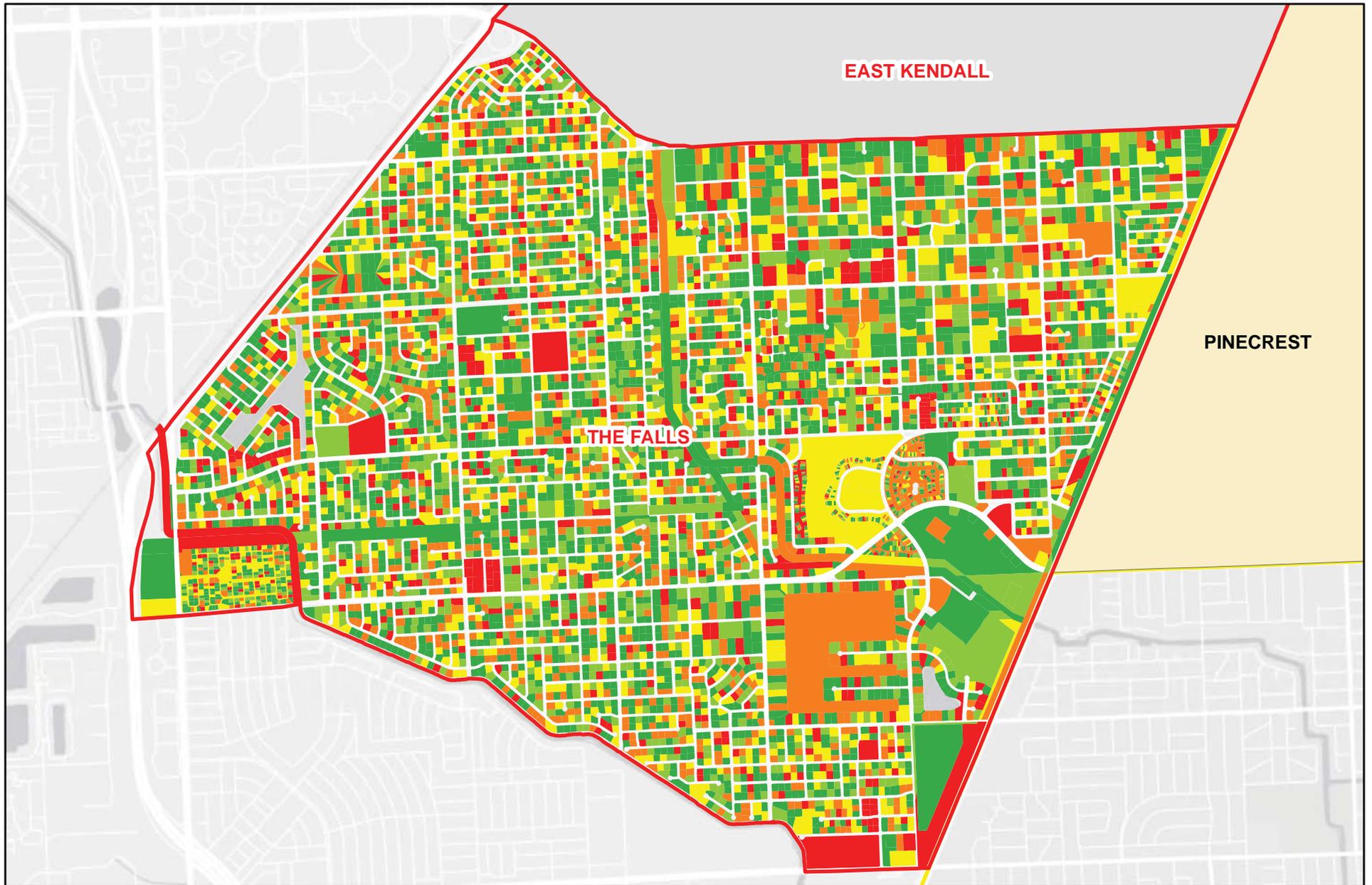


**Legend**

 Under 200,000	 300,001 - 400,000	 Annex Areas
 200,001 - 300,000	 400,001 - 500,000	 Pinecrest Boundary
		 Municipalities

Flood Complaints  
SNAPPER CREEK





EAST KENDALL

PINECREST

THE FALLS



**Legend**

- |                       |                   |                    |
|-----------------------|-------------------|--------------------|
| <b>Assessed Value</b> | 300,001 - 400,000 | Annex Areas        |
| Under 200,000         | 400,001 - 500,000 | Pinecrest Boundary |
| 200,001 - 300,000     | Over 500,000      | Municipalities     |

0 5,000 Feet

Flood Complaints  
THE FALLS

**APPENDIX B**  
**POLICE DEPARTMENT COSTS**

**The Falls** represents approximately 115% of the population of Pinecrest.

Recommended **sworn** personnel by position classification:

The Village of Pinecrest sworn personnel per capita staffing level is 2.7. Present management staff comprises 10% (including the chief & deputy chief), first line supervisors comprise 15%, and the remaining 75 % are police officers. Additional sworn personnel staffing to meet present level of service is **57**.

1 Police Major	Wages 87,200.00 + Fringe (40%) =	122,080 x 1 =	<b>\$122,080.00</b>
3 Police Lieutenants	Wages 79,976.00 + Fringe (40%) =	111,966 x 3 =	<b>\$335,898.00</b>
8 Police Sergeant	Wages 67,978.00 + Fringe (40%) =	95,169 x 8 =	<b>\$761,352.00</b>
45 Police Officers	Wages 55,681.00 + Fringe (40%) =	77,953 x 45 =	<b>\$3,507,885.00</b>

**Sworn Total \$4,727,215.00**

Recommended **non-sworn** personnel by position classification:

Police Dispatcher per capita staffing level is .5. Present staff comprises one dispatch supervisor and eight dispatchers. Additional dispatch personnel staffing to meet present level of service is **10**.

1 Dispatch Supervisor	Wages 47,840.00 + Fringe (40%) =	66,976 x 1 =	<b>\$66,976.00</b>
9 Dispatchers	Wages 39,399.00 + Fringe (40%) =	55,159 x 9 =	<b>\$496,431.00</b>

Community Service Aide (CSA) per capita staffing level is .275. Additional CSA personnel staffing to meet present level of service is **6**.

6 CSAs	Wages 32,265.00 + Fringe (40%) =	45,171 x 6 =	<b>\$271,026.00</b>
--------	----------------------------------	--------------	---------------------

Records Clerk per capita staffing level is .115. Additional records section personnel staffing to meet present level of service is 2.

2 Records Clerks	Wages 32,265.00 + Fringe (40%) =	45,171 x 2 =	<b>\$90,342.00</b>
------------------	----------------------------------	--------------	--------------------

1 Administrative Assistant	Wages 39,399.00 + Fringe (40%) =		<b>\$55,159.00</b>
----------------------------	----------------------------------	--	--------------------

IT Technician	Wages 39,399.00 + Fringe (40%) =		<b>\$55,159.00</b>
---------------	----------------------------------	--	--------------------

**Non-Sworn Total \$1,035,093.00**

**\*Total Wages/Fringe = \$5,762,308.00**

\*Does not include school crossing guards @ \$13,500 per year each

## THE FALLS

\*Office Space (includes capital items related to the building)

Building rental space needed (currently occupying 15,442 square feet). **12,000 SF**  
Secure Parking Spaces needed to accommodate Village Vehicles and POVs, which does not include public parking (currently 53 spaces). **48 Spaces** (ratio of 4 per 1000 SF)

### Utilities

Water **\$2,135.00**

Electric **\$72,417.00**

Janitorial Services     \$2,170.00 per month x 12 = **\$26,040.00**

Telephone service (currently have 36 phone lines) **26** lines recommended

#### Hardwire

- Wiring & Network Services. 26 @ \$180 each drop = \$4,680.00
- Telephone Stations. 26 @ \$250 each telephone = \$6,500.00
- Control Unit or IP-PBX Server, Licensing = \$7,000.00
- Installation & Training = \$3,000.00
- 12 month service 26 @ \$20 per line = \$520 x 12 months = \$6,240.00
- Suncom Long Distance = \$2,070.00

Telephone System Total =	<b>\$29,490.00</b>
CCTV	<b>\$8,000.00</b>
Alarm	<b>\$2,500.00</b>

**Office Space Total (not including rent or below build out costs) **\$140,582.00****

\* **Note:** The building requires a large generator and transfer switch. Also needed are upgraded exterior doors with coded door locks. In addition, a men's locker room w/showers + 50 lockers and a women's locker room w/showers + 16 lockers. Required are at least two bathroom stalls and two urinals for men's locker room, and two bathroom stalls for women's locker room. Also needed are men and women public bathrooms in the lobby area and also in office area. Also needed is a kitchen with sink, microwave, and refrigerator, large enough to accommodate three dining tables with chairs.

THE FALLS

General Operating Expenses

Gasoline	\$207,000.00
Fleet Repair and maintenance	\$115,000.00
Other Supplies	\$115,000.00
Repair & Maintenance Other	\$22,178.00
Office Supplies	\$17,250.00
Publication, Dues, and Training	\$15,169.00
Professional Services (drug testing/inoculations/flu shots)	\$12,190.00
Radio Maintenance	\$10,848.00
Printing & Binding	\$8,395.00
Building Maintenance & Repairs	\$7,500.00
Investigation (backgrounds)	\$4,313.00
Aid to Governments	\$3,370.00
Travel & Per Diem	\$2,588.00
Cell Phone Service	\$2,392.00

**Operating Expenses Total** **\$543,193.00**

## THE FALLS

### Information Technology

OSSI License & Maintenance per vehicle @ \$3,230 x 26 =	<b>\$83,980.00</b>
Net-Motion Software & Maintenance @ \$264 x 59 =	<b>\$15,576.00</b>
Air Cards @ \$40 per month x 12 months = \$480 x 26 =	<b>\$12,480.00</b>
T3 Line @ \$1,000 x 12 months	<b>\$12,000.00</b>
In-Car Computer Forwarder + Installation	<b>\$8,000.00</b>
RMS License @ \$1,000 x 7 =	<b>\$7,000.00</b>
Cisco Routers, Switch & Software	<b>\$3,200.00</b>
Finger Print Authentication @ \$40 x 59	<b>\$2,360.00</b>
Work Station+ Software & UPS	<b>\$1,600.00</b>
Card Swipe License Reader @ \$35 x 26 =	<b>\$910.00</b>
 I.T. Total	 <b>\$147,106.00</b>

THE FALLS

Capital Outlay

Fully Equipped Patrol Vehicle @ \$42,917.00 x 26 =		<b>\$1,115,842.00</b>
Patrol Vehicle	24000	
Emergency Equipment	3800	
Emergency Equipment Installation	975	
Printer	340	
Trimble GPS	625	
Decals	375	
Radar	1995	
Paint	2500	
AED	1200	
Fire Extinguisher	30	
Trunk Box	50	
Crime Scene Tape	12	
In-Car Camera System	5300	
Annual Oil Changes per Vehicle	75	
One Time Transmission Service	60	
Tires - 2 Replacement Sets	1100	
Halagan Tool & Hammer	110	
Car Wash (52 per year)	310	
Seat Shampoo (12 per year)	60	

**COST PER VEHICLE \$42,917**

Police Handheld Radio @\$3,800 x 63 =	<b>\$239,400.00</b>
Lap Top Computer @\$1,500.00 x 59 =	<b>\$88,500.00</b>
Desks/Chairs/Filing Cabinets/Tables/Chairs/Shelving	<b>\$65,714.00</b>
Community Service Aide Vehicle @ \$23,919 x 3 =	<b>\$71,757.00</b>
Fully Equipped K9 Vehicle	<b>\$48,340.00</b>
Police Canine (certified for tracking and narcotics searches)	<b>\$17,000.00</b>
Desktop Computer/Software/UPS @1,600 x 9 =	<b>\$14,400.00</b>
Vehicle Printers @ 400 x 27 =	<b>\$10,800.00</b>
Copier/Fax/Network Printer	<b>\$5,940.00</b>
Office Printers @ \$420 x 8 =	<b>\$3,360.00</b>

Capital Total = **\$1,681,053.00**

Standard Police Gear

PATROL SHIRT W/ PATCHES (5)	205
PATROL PANTS (3 pair)	100
PATROL BOOTS	77
BADGE	110
CLASS A SHIRT	42
CLASS A PANTS	33

THE FALLS

CLASS A HAT	42
CLASS A SHOES	77
CLIP-ON TIE	6
BALLISTIC VEST	595
TRAFFIC VEST & Gloves	10
RAINCOAT	93
SEARCH GLOVES	30
WINTER JACKET	45
WINDBREAKER	18
HAT	13
WHISTLE	6
DUTY BELT	37
UNDER BELT (2)	34
GUN HOLSTER	93
DOUBLE MAGAZINE HOLDER	28
EXPANDABLE BATON HOLDER	20
PEPPER SPRAY HOLDER	21
HANDCUFF CASE	22
GLOVE HOLDER	20
FIREARM	409
AMMUNITION & RANGE EQUIP	45
EXPANDABLE BATON	52
PEPPER SPRAY	12
TASER	950
HANDCUFFS	24
MEDICAL BAG (511 BRAND)	43
PPE POUCH	10
CPR MASK	10
AMBU BAG	10
FIRST AID KIT	11
RUBBER GLOVES	10
PPE (BIO/CHEM/NUC)	1041

**COST PER OFFICER \$4,404**

Standard Police Gear Total \$4,404.00 x 57 =

**\$251,028.00**

Specialized Police Equipment

**TRT**

Glock 35 Upgrade	101
Clothing (Shirts & Pants)	170
Body Armor	450
Boots	80
Kevlar Helmet	250
Goggles	100

THE FALLS

Balaclava	20
Elbow & Knee Pads	50
Repel Gloves	30
Rigger's Belt	30
Thigh Holster	150
Handgun Light	100
Tactical Pouch UMP-40	40

**COST PER MEMBER** **\$1,571**

TRT Member Equipment Total \$1,571.00 x 8 = **\$12,568.00**

**TEAM EQUIPMENT**

Entry Shield	4500
Halagan Tool	225
Ram	450
Bolt Cutters	270
Sledge Hammer	80

**COST PER TEAM** **\$5525**

TRT Team Equipment Total \$5,525.00 x 2 = **\$11,050.00**

Crime Scene Investigator Gear

Clothing {Polo & Pants} (2)	170
Work Box with Equipment	240
Camera	900

**COST PER OFFICER** **1310**

CSI Gear Total \$1,310.00 x 7 = **\$9,170.00**

Mobile Field Force

Complete Padded Body Armor	272
Helmet	160
PR-24 Baton	22
Long Sleeve Shirt	20
Shield	130

**COST PER OFFICER** **604**

Field Force Gear Total \$604 x 12 = **\$7,248.00**

Bicycle Patrol Gear & Equipment

THE FALLS

**UNIFORM**

Bike Shirts (2)	180
Bike Shorts (2)	120
Bike Jacket	230
Helmet	80
Shoes	125
Gloves	40
Protective Glasses	100
Socks (2)	30
Under Shirt (2)	50
<b>COST PER OFFICER</b>	<b>955</b>

**BICYCLE**

POLICE BIKE	680
TRUNK BAG	60
EMERGENCY LIGHTS	60
<b>COST PER BIKE</b>	<b>800</b>

**ACCESSORIES**

Headlights	46
Tail Light	30
Cable Lock	40
Gel Seat	20
CO2 Tire Pump	17
CO2 Refills (2)	4
Mini Tire Pump	20
Spare Tube	6
Water Bottle	15
<b>COST PER BIKE</b>	<b>198</b>

Total cost per bike unit \$1,953.00 x 6 = **\$11,718.00**

**MISCELLANEOUS**

Bicycle Car Rack	225
Bike Repair Stand	210
Maintenance Tool	100
Cleaners & Lubes	150
<b>MISC EQUIP SUBTOTAL</b>	<b>685.00</b>

MISC EQUIPMENT TOTAL \$685.00 X 1 = **\$685.00**

Standard Community Service Aide Gear

BLUE SHIRT W/ ALL PATCHES (5)	205
BLUE LONG SLEEVE SHIRT (1)	35

THE FALLS

PANTS (3 pair)	90
SHOES	77
TRAFFIC VEST & Gloves	10
RAINCOAT	93
SEARCH GLOVES	30
WINTER JACKET	45
WINDBREAKER	18
BASEBALL STYLE HAT	13
WHISTLE	6
DUTY BELT	37
EXPANDABLE BATON HOLDER	20
PEPPER SPRAY HOLDER	21
GLOVE HOLDER	20
EXPANDABLE BATON	52
PEPPER SPRAY	12
MEDICAL BAG (511 BRAND)	43
PPE POUCH	10
CPR MASK	10
AMBU BAG	10
FIRST AID KIT	11
<b>COST PER CSA</b>	<b>\$868</b>

Community Service Aide Gear Total \$868 x 6 = **\$5,208**

Standard Police Dispatcher Gear

Uniform Shirt (3)	135
Uniform Pants (3 pair)	100
Shoes	77
Windbreaker	18
Belt	17
<b>COST PER DISPATCHER</b>	<b>\$347</b>

Police Dispatcher Gear Total \$347 x 10 = **\$3,470.00**

Standard Records Clerk Gear

Uniform Shirt (3)	135
Uniform Pants (3 pair)	100
Shoes	77
Windbreaker	18
Belt	17
<b>COST PER CLERK</b>	<b>347</b>

THE FALLS

Records Clerk Gear Total \$347 x 2 = **\$694**

Total Gear **\*\$312,839.00**

\*Does not include School Crossing Guard Standard Issued Equipment @\$388.00 each

Specialized Training

**DISPATCHER**

Initial Training	320
Specialized Training	200
<b>COST PER DISPATCHER</b>	<b>520</b>

Dispatcher Training Total \$520 x 10 = **\$5,200.00**

**CSI**

Crime Scene Investigations	650
Crime Scene Investigations II	635
Crime Scene Photography	680
Fingerprint Processing & Recovery	650
Digital Photography for LE	650
Crime Scene Reconstruction	730
<b>COST PER CRIME SCENE INVESTIGATOR</b>	<b>\$3,995</b>

CSI Training Total \$3,995 x 7 = **\$27,965.00**

**TRT (SWAT)**

Initial Training	1425
Specialized Training	600
<b>COST PER TEAM MEMBER</b>	<b>2,025</b>

TRT Training Total \$2,025 x 8 = **\$16,200.00**

Specialized Training Total **\$49,365.00**

**Total Police Department Budget Annexation of The Falls** **\$8,636,446.00**

**East Kendall** represents approximately 140% of the population of Pinecrest.

Recommended **sworn** personnel by position classification:

The Village of Pinecrest sworn personnel per capita staffing level is 2.7. Present management staff comprises 10% (including the chief & deputy chief), first line supervisors comprise 15%, and the remaining 75 % are police officers. Additional sworn personnel staffing to meet present level of service is **70**.

1 Police Major	Wages 87,200.00 + Fringe (40%) =	122,080 x 1 =	<b>\$122,080.00</b>
3 Police Lieutenants	Wages 79,976.00 + Fringe (40%) =	111,966 x 3 =	<b>\$335,898.00</b>
10 Police Sergeants	Wages 67,978.00 + Fringe (40%) =	95,169 x 10 =	<b>\$951,690.00</b>
56 Police Officers	Wages 55,681.00 + Fringe (40%) =	77,953 x 56 =	<b>\$4,365,368.00</b>

**Sworn Total \$5,775,036.00**

Recommended **non-sworn** personnel by position classification:

Police Dispatcher per capita staffing level is .5. Present staff comprises one dispatch supervisor and eight dispatchers. Additional dispatch personnel staffing to meet present level of service is **13**.

1 Dispatch Supervisor	Wages 47,840.00 + Fringe (40%) =	66,976 x 1 =	<b>\$66,976.00</b>
12 Dispatchers	Wages 39,399.00 + Fringe (40%) =	55,159 x 12 =	<b>\$661,908.00</b>

Community Service Aide (CSA) per capita staffing level is .275. Additional CSA personnel staffing to meet present level of service is **7**.

7 CSAs	Wages 32,265.00 + Fringe (40%) =	45,171 x 7 =	<b>\$316,197.00</b>
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Records Clerk per capita staffing level is .115. Additional records section personnel staffing to meet present level of service is **3**.

3 Records Clerks	Wages 32,265.00 + Fringe (40%) =	45,171 x 3 =	<b>\$135,513.00</b>
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1 Administrative Assistant	Wages 39,399.00 + Fringe (40%) =		<b>\$55,159.00</b>
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IT Technician	Wages 39,399.00 + Fringe (40%) =		<b>\$55,159.00</b>
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**Non-Sworn Total \$1,290,912.00**

**\*Total Wages/Fringe = \$7,065,948.00**

\*Does not include school crossing guards @ \$13,500 per year

EAST KENDALL

\*Office Space (includes capital items related to the building)

Building rental space needed (currently occupying 15,442 square feet). **14,000 SF**  
Secure Parking Spaces needed to accommodate Village Vehicles and POVs, which does not include public parking (currently 53 spaces). **56 Spaces** (ratio of 4 per 1000 SF)

Utilities

Water **\$2,600.00**

Electric **\$88,160.00**

Janitorial Services     \$2,170.00 per month x 12 = **\$26,040.00**

Telephone service (currently have 36 phone lines) **28** lines recommended

Hardwire

- Wiring & Network Services. 28 @ \$180 each drop = \$5,040.00
- Telephone Stations. 28 @ \$250 each telephone = \$7,000.00
- Control Unit or IP-PBX Server, Licensing = \$7,000.00
- Installation & Training = \$3,000.00
- 12 month service 28 @ \$20 per line = \$560 x 12 months = \$6,720.00
- Suncom Long Distance = \$2,520.00

Telephone System Total =	<b>\$33,280.00</b>
CCTV	<b>\$8,000.00</b>
Alarm	<b>\$2,500.00</b>

**Office Space Total (not including rent or below build out costs) = **\$160,580.00****

\* **Note:** The building requires a large generator and transfer switch. Also needed are upgraded exterior doors with coded door locks. In addition, a men's locker room w/showers + 60 lockers and a women's locker room w/showers + 20 lockers. Required are at least three bathroom stalls and three urinals for men's locker room, and three bathroom stalls for women's locker room. Also needed are men and women public bathrooms in the lobby area and also in office area. Also needed is a kitchen with sink, microwave, and refrigerator, large enough to accommodate three dining tables with chairs.

EAST KENDALL

General Operating Expenses

Gasoline	\$252,000.00
Fleet Repair and maintenance	\$140,000.00
Other Supplies	\$140,000.00
Repair & Maintenance Other	\$27,000.00
Office Supplies	\$21,000.00
Publication, Dues, and Training	\$18,466.00
Professional Services (drug testing/inoculations/flu shots)	\$14,840.00
Radio Maintenance	\$13,104.00
Printing & Binding	\$10,220.00
Building Maintenance & Repairs	\$7,500.00
Investigation (backgrounds)	\$5,250.00
Aid to Governments	\$4,102.00
Travel & Per Diem	\$3,150.00
Cell Phone Service	\$2,912.00

**Operating Expenses Total** **\$659,544.00**

EAST KENDALL

Information Technology

OSSI License & Maintenance per vehicle @ \$3,230 x 32 =	<b>\$103,360.00</b>
Net-Motion Software & Maintenance @ \$264 x 73 =	<b>\$19,272.00</b>
Air Cards @ \$40 per month x 12 months = \$480 x 32 =	<b>\$15,360.00</b>
T3 Line @ \$1,000 x 12 months	<b>\$12,000.00</b>
In-Car Computer Forwarder + Installation	<b>\$8,000.00</b>
RMS License @ \$1,000 x 8 =	<b>\$8,000.00</b>
Cisco Routers, Switch & Software	<b>\$3,200.00</b>
Finger Print Authentication @ \$40 x 73	<b>\$2,920.00</b>
Work Station+ Software & UPS	<b>\$1,600.00</b>
Card Swipe License Reader @ \$35 x 32 =	<b>\$1,120.00</b>
 I.T. Total	 <b>\$174,832.00</b>

EAST KENDALL

Capital Outlay

Fully Equipped Patrol Vehicle @ \$42,917.00 x 32 =		<b>\$1,373,344.00</b>
Patrol Vehicle	24000	
Emergency Equipment	3800	
Emergency Equipment Installation	975	
Printer	340	
Trimble GPS	625	
Decals	375	
Radar	1995	
Paint	2500	
AED	1200	
Fire Extinguisher	30	
Trunk Box	50	
Crime Scene Tape	12	
In-Car Camera System	5300	
Annual Oil Changes per Vehicle	75	
One Time Transmission Service	60	
Tires - 2 Replacement Sets	1100	
Halagan Tool & Hammer	110	
Car Wash (52 per year)	310	
Seat Shampoo (12 per year)	60	

**COST PER VEHICLE \$42,917**

Police Handheld Radio @\$3,800.00 x 77 =	<b>\$292,600.00</b>
Lap Top Computer @\$1,500.00 x 73 =	<b>\$109,500.00</b>
Desks/Chairs/Filing Cabinets/Tables/Chairs/Shelving	<b>\$80,000.00</b>
Community Service Aide Vehicle @ \$23,919 x 3 =	<b>\$71,757.00</b>
Fully Equipped K9 Vehicle	<b>\$48,340.00</b>
Police Canine (certified for tracking and narcotics searches)	<b>\$17,000.00</b>
Desktop Computer/Software/UPS @1,600 x 10 =	<b>\$16,000.00</b>
Vehicle Printers @ 400 x 32 =	<b>\$12,800.00</b>
Copier/Fax/Network Printer	<b>\$5,940.00</b>
Office Printers @ \$420 x 10 =	<b>\$4,200.00</b>

Capital Total = **\$2,031,481.00**

Standard Police Gear

PATROL SHIRT W/ PATCHES (5)	205
PATROL PANTS (3 pair)	100
PATROL BOOTS	77
BADGE	110
CLASS A SHIRT	42
CLASS A PANTS	33

EAST KENDALL

CLASS A HAT	42
CLASS A SHOES	77
CLIP-ON TIE	6
BALLISTIC VEST	595
TRAFFIC VEST & Gloves	10
RAINCOAT	93
SEARCH GLOVES	30
WINTER JACKET	45
WINDBREAKER	18
HAT	13
WHISTLE	6
DUTY BELT	37
UNDER BELT (2)	34
GUN HOLSTER	93
DOUBLE MAGAZINE HOLDER	28
EXPANDABLE BATON HOLDER	20
PEPPER SPRAY HOLDER	21
HANDCUFF CASE	22
GLOVE HOLDER	20
FIREARM	409
AMMUNITION & RANGE EQUIP	45
EXPANDABLE BATON	52
PEPPER SPRAY	12
TASER	950
HANDCUFFS	24
MEDICAL BAG (511 BRAND)	43
PPE POUCH	10
CPR MASK	10
AMBU BAG	10
FIRST AID KIT	11
RUBBER GLOVES	10
PPE (BIO/CHEM/NUC)	1041
<b>COST PER OFFICER</b>	<b>\$4,404</b>

Standard Police Gear Total \$4,404.00 x 70 =

**\$308,280**

Specialized Police Equipment

<b>TRT</b>	
Glock 35 Upgrade	101
Clothing (Shirts & Pants)	170
Body Armor	450
Boots	80
Kevlar Helmet	250
Goggles	100

EAST KENDALL

Balaclava	20
Elbow & Knee Pads	50
Repel Gloves	30
Rigger's Belt	30
Thigh Holster	150
Handgun Light	100
Tactical Pouch UMP-40	40

**COST PER MEMBER** **\$1,571**

TRT Member Equipment Total \$1,571.00 x 8 = **\$12,568.00**

**TEAM EQUIPMENT**

Entry Shield	4500
Halagan Tool	225
Ram	450
Bolt Cutters	270
Sledge Hammer	80

**COST PER TEAM** **\$5525**

TRT Team Equipment Total \$5,525.00 x 2 = **\$11,050.00**

Crime Scene Investigator Gear

Clothing {Polo & Pants} (2)	170
Work Box with Equipment	240
Camera	900
<b>COST PER OFFICER</b>	<b>1310</b>

CSI Gear Total \$1,310.00 x 7 = **\$9,170.00**

Mobile Field Force

Complete Padded Body Armor	272
Helmet	160
PR-24 Baton	22
Long Sleeve Shirt	20
Shield	130

**COST PER OFFICER** **604**

Field Force Gear Total \$604 x 12 = **\$7,248.00**

Bicycle Patrol Gear & Equipment

EAST KENDALL

**UNIFORM**

Bike Shirts (2)	180
Bike Shorts (2)	120
Bike Jacket	230
Helmet	80
Shoes	125
Gloves	40
Protective Glasses	100
Socks (2)	30
Under Shirt (2)	50
<b>COST PER OFFICER</b>	<b>955</b>

**BICYCLE**

POLICE BIKE	680
TRUNK BAG	60
EMERGENCY LIGHTS	60
<b>COST PER BIKE</b>	<b>800</b>

**ACCESSORIES**

Headlights	46
Tail Light	30
Cable Lock	40
Gel Seat	20
CO2 Tire Pump	17
CO2 Refills (2)	4
Mini Tire Pump	20
Spare Tube	6
Water Bottle	15
<b>COST PER BIKE</b>	<b>198</b>

Total cost per bike unit \$1,953.00 x 6 = **\$11,718.00**

**MISCELLANEOUS**

Bicycle Car Rack	225
Bike Repair Stand	210
Maintenance Tool	100
Cleaners & Lubes	150
<b>MISC EQUIPMENT TOTAL</b>	<b>\$685.00</b>

Standard Community Service Aide Gear

BLUE SHIRT W/ ALL PATCHES (5)	205
BLUE LONG SLEEVE SHIRT (1)	35
PANTS (3 pair)	90

EAST KENDALL

SHOES	77
TRAFFIC VEST & Gloves	10
RAINCOAT	93
SEARCH GLOVES	30
WINTER JACKET	45
WINDBREAKER	18
BASEBALL STYLE HAT	13
WHISTLE	6
DUTY BELT	37
EXPANDABLE BATON HOLDER	20
PEPPER SPRAY HOLDER	21
GLOVE HOLDER	20
EXPANDABLE BATON	52
PEPPER SPRAY	12
MEDICAL BAG (511 BRAND)	43
PPE POUCH	10
CPR MASK	10
AMBU BAG	10
FIRST AID KIT	11
<b>COST PER CSA</b>	<b>\$868</b>

Community Service Aide Gear Total \$868 x 7 = **\$6,076**

Standard Police Dispatcher Gear

Uniform Shirt (3)	135
Uniform Pants (3 pair)	100
Shoes	77
Windbreaker	18
Belt	17
<b>COST PER DISPATCHER</b>	<b>\$347</b>

Police Dispatcher Gear Total \$347 x 13 = **\$4,511.00**

Standard Records Clerk Gear

Uniform Shirt (3)	135
Uniform Pants (3 pair)	100
Shoes	77
Windbreaker	18
Belt	17
<b>COST PER CLERK</b>	<b>347</b>

EAST KENDALL

Records Clerk Gear Total  $\$347 \times 3 =$  **\$1,041.00**

Total Gear **\*\$372,347.00**

\*Does not include School Crossing Guard Standard Issued Equipment @\$388.00 each

Specialized Training

**DISPATCHER**

Initial Training 320

Specialized Training 200

**COST PER DISPATCHER 520**

Dispatcher Training Total  $\$520 \times 13 =$  **\$6,760.00**

**CSI**

Crime Scene Investigations 650

Crime Scene Investigations II 635

Crime Scene Photography 680

Fingerprint Processing & Recovery 650

Digital Photography for LE 650

Crime Scene Reconstruction 730

**COST PER CRIME SCENE INVESTIGATOR \$3,995**

CSI Training Total  $\$3,995 \times 7 =$  **\$27,965.00**

**TRT (SWAT)**

Initial Training 1425

Specialized Training 600

**COST PER TEAM MEMBER 2,025**

TRT Training Total  $\$2,025 \times 8 =$  **\$16,200.00**

Specialized Training Total **\$50,925.00**

**Total Police Department Budget Annexation of East Kendall \$10,515,657.00**

**The Snapper Creek Triangle** represents approximately 5% of the population of Pinecrest.

Recommended sworn personnel:

The Village of Pinecrest sworn personnel per capita staffing level is 2.7. Additional sworn personnel staffing to meet present level of service is **3**.

3 Police Officers      Wages 55,681.00 + Fringe (40%) = 77,953 x 3 =      **\$233,859.00**

Recommended non-sworn personnel: None

**\*Total Wages/Fringe = \$233,859.00**

\*Does not include school crossing guards @ \$13,500 per year each

General Operating Expenses

Gasoline	<b>\$6,480.00</b>
Fleet Repair and maintenance	<b>\$3,600.00</b>
Other Supplies	<b>\$1,500.00</b>
Office Supplies	<b>\$300.00</b>
Publication, Dues, and Training	<b>\$791.00</b>
Professional Services (drug testing/inoculations/flu shots)	<b>\$636.00</b>
Radio Maintenance	<b>\$562.00</b>
Printing & Binding	<b>\$438.00</b>
Investigation (backgrounds)	<b>\$225.00</b>
Aid to Governments	<b>\$176.00</b>
Travel & Per Diem	<b>\$135.00</b>
<b>Operating Expenses Total</b>	<b>\$14,843.00</b>

## THE SNAPPER CREEK TRIANGLE

### Information Technology

OSSI License & Maintenance per vehicle @ \$3,230 x 1 =	<b>\$3,230.00</b>
Net-Motion Software & Maintenance @ \$264 x 3 =	<b>\$792.00</b>
Air Cards @ \$40 per month x 12 months = \$480 x 1 =	<b>\$480.00</b>
Finger Print Authentication @ \$40 x 3	<b>\$120.00</b>
Card Swipe License Reader @ \$35 x 1 =	<b>\$35.00</b>
 I.T. Total	 <b>\$4,657.00</b>

## THE SNAPPER CREEK TRIANGLE

### Capital Outlay

Fully Equipped Patrol Vehicle @ \$42,917.00 x 1 =		<b>\$42,917.00</b>
Patrol Vehicle	24000	
Emergency Equipment	3800	
Emergency Equipment Installation	975	
Printer	340	
Trimble GPS	625	
Decals	375	
Radar	1995	
Paint	2500	
AED	1200	
Fire Extinguisher	30	
Trunk Box	50	
Crime Scene Tape	12	
In-Car Camera System	5300	
Annual Oil Changes per Vehicle	75	
One Time Transmission Service	60	
Tires - 2 Replacement Sets	1100	
Halagan Tool & Hammer	110	
Car Wash (52 per year)	310	
Seat Shampoo (12 per year)	60	
Police Handheld Radio @\$3,800 x 3 =		<b>\$11,400.00</b>
Lap Top Computer @\$1,500.00 x 3 =		<b>\$4,500.00</b>
Vehicle Printers @ 400 x 1 =		<b>\$400.00</b>
Capital Total =		<b>\$16,300.00</b>

THE SNAPPER CREEK TRIANGLE

Standard Police Gear

PATROL SHIRT W/ PATCHES (5)	205
PATROL PANTS (3 pair)	100
PATROL BOOTS	77
BADGE	110
CLASS A SHIRT	42
CLASS A PANTS	33
CLASS A HAT	42
CLASS A SHOES	77
CLIP-ON TIE	6
BALLISTIC VEST	595
TRAFFIC VEST & Gloves	10
RAINCOAT	93
SEARCH GLOVES	30
WINTER JACKET	45
WINDBREAKER	18
HAT	13
WHISTLE	6
DUTY BELT	37
UNDER BELT (2)	34
GUN HOLSTER	93
DOUBLE MAGAZINE HOLDER	28
EXPANDABLE BATON HOLDER	20
PEPPER SPRAY HOLDER	21
HANDCUFF CASE	22
GLOVE HOLDER	20
FIREARM	409
AMMUNITION & RANGE EQUIP	45
EXPANDABLE BATON	52
PEPPER SPRAY	12
TASER	950
HANDCUFFS	24
MEDICAL BAG (511 BRAND)	43
PPE POUCH	10
CPR MASK	10
AMBU BAG	10
FIRST AID KIT	11
RUBBER GLOVES	10
PPE (BIO/CHEM/NUC)	1041

**COST PER OFFICER \$4,404**

Standard Police Gear Total \$4,404.00 x 3 = **\$13,212.00**

**Total Police Department Budget Annexation of The Triangle \*\$325,788.00**

\*Does not include School Crossing Guard Standard Issued Equipment @\$388.00 each

**The High Pines** represents approximately 17% of the population of Pinecrest.

Recommended **sworn** personnel by position classification:

The Village of Pinecrest sworn personnel per capita staffing level is 2.7. Additional sworn personnel staffing to meet present level of service is **9**.

1 Police Sergeant	Wages 67,978.00 + Fringe (40%) =	95,169 x 1 =	<b>\$95,169.00</b>
8 Police Officers	Wages 55,681.00 + Fringe (40%) =	77,953 x 8 =	<b>\$623,624.00</b>

**Sworn Total \$718,793.00**

Recommended **non-sworn** personnel by position classification:

Police Dispatcher per capita staffing level is .5. Present staff comprises one dispatch supervisor and eight dispatchers. Additional dispatch personnel staffing to meet present level of service is **2**.

2 Dispatchers	Wages 39,399.00 + Fringe (40%) =	55,159 x 2 =	<b>\$110,318.00</b>
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Community Service Aide (CSA) per capita staffing level is .275. Additional CSA personnel staffing to meet present level of service is **1**.

1 CSA	Wages 32,265.00 + Fringe (40%) =	45,171 x 1 =	<b>\$45,171.00</b>
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Records Clerk per capita staffing level is .115. Additional records section personnel staffing to meet present level of service is 1.

1 Records Clerk	Wages 32,265.00 + Fringe (40%) =	45,171 x 1 =	<b>\$45,171.00</b>
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**Non-Sworn Total \$200,660.00**

**\*Total Wages/Fringe = \$919,453**

\*Does not include school crossing guards @ \$13,500 per year each

## HIGH PINES Personnel Staffing

### General Operating Expenses

Gasoline	<b>\$32,400.00</b>
Fleet Repair and maintenance	<b>\$18,000.00</b>
Other Supplies	<b>\$13,500.00</b>
Office Supplies	<b>\$2,700.00</b>
Publication, Dues, and Training	<b>\$2,374.00</b>
Professional Services (drug testing/inoculations/flu shots)	<b>\$1,908.00</b>
Radio Maintenance	<b>\$1,685.00</b>
Printing & Binding	<b>\$1,314.00</b>
Investigation (backgrounds)	<b>\$675.00</b>
Aid to Governments	<b>\$527.00</b>
Travel & Per Diem	<b>\$405.00</b>
Cell Phone Service	<b>\$374.00</b>
<b>Operating Expenses Total</b>	<b>\$75,862.00</b>

## HIGH PINES Personnel Staffing

### Information Technology

OSSI License & Maintenance per vehicle @ \$3,230 x 5 =	<b>\$16,150.00</b>
Net-Motion Software & Maintenance @ \$264 x 9 =	<b>\$2,376.00</b>
Air Cards @ \$40 per month x 12 months = \$480 x 5 =	<b>\$1,920.00</b>
RMS License @ \$1,000 x 2 =	<b>\$2,000.00</b>
Finger Print Authentication @ \$40 x 10	<b>\$400.00</b>
Card Swipe License Reader @ \$35 x 5 =	<b>\$175.00</b>
I.T. Total	<b>\$23,021.00</b>

## HIGH PINES Personnel Staffing

### Capital Outlay

Fully Equipped Patrol Vehicle @ \$42,917.00 x 5 =		<b>\$214,585.00</b>
Patrol Vehicle	24000	
Emergency Equipment	3800	
Emergency Equipment Installation	975	
Printer	340	
Trimble GPS	625	
Decals	375	
Radar	1995	
Paint	2500	
AED	1200	
Fire Extinguisher	30	
Trunk Box	50	
Crime Scene Tape	12	
In-Car Camera System	5300	
Annual Oil Changes per Vehicle	75	
One Time Transmission Service	60	
Tires - 2 Replacement Sets	1100	
Halagan Tool & Hammer	110	
Car Wash (52 per year)	310	
Seat Shampoo (12 per year)	60	
<b>COST PER VEHICLE</b>	<b>\$42,917</b>	
Police Handheld Radio @\$3,800.00 x 10 =		<b>\$38,000.00</b>
Lap Top Computer @\$1,500.00 x 10 =		<b>\$15,000.00</b>
Desktop Computer/Software/UPS @1,600 x 1 =		<b>\$1,600.00</b>
Vehicle Printers @ 400 x 5 =		<b>\$2,000.00</b>
Capital Total =		<b>\$271,185.00</b>

HIGH PINES Personnel Staffing

Standard Police Gear

PATROL SHIRT W/ PATCHES (5)	205
PATROL PANTS (3 pair)	100
PATROL BOOTS	77
BADGE	110
CLASS A SHIRT	42
CLASS A PANTS	33
CLASS A HAT	42
CLASS A SHOES	77
CLIP-ON TIE	6
BALLISTIC VEST	595
TRAFFIC VEST & Gloves	10
RAINCOAT	93
SEARCH GLOVES	30
WINTER JACKET	45
WINDBREAKER	18
HAT	13
WHISTLE	6
DUTY BELT	37
UNDER BELT (2)	34
GUN HOLSTER	93
DOUBLE MAGAZINE HOLDER	28
EXPANDABLE BATON HOLDER	20
PEPPER SPRAY HOLDER	21
HANDCUFF CASE	22
GLOVE HOLDER	20
FIREARM	409
AMMUNITION & RANGE EQUIP	45
EXPANDABLE BATON	52
PEPPER SPRAY	12
TASER	950
HANDCUFFS	24
MEDICAL BAG (511 BRAND)	43
PPE POUCH	10
CPR MASK	10
AMBU BAG	10
FIRST AID KIT	11
RUBBER GLOVES	10
PPE (BIO/CHEM/NUC)	1041
<b>COST PER OFFICER</b>	<b>\$4,404</b>

Standard Police Gear Total \$4,404.00 x 9 =

**\$39,363.00**

HIGH PINES Personnel Staffing

Standard Community Service Aide Gear

BLUE SHIRT W/ ALL PATCHES (5)	205
BLUE LONG SLEEVE SHIRT (1)	35
PANTS (3 pair)	90
SHOES	77
TRAFFIC VEST & Gloves	10
RAINCOAT	93
SEARCH GLOVES	30
WINTER JACKET	45
WINDBREAKER	18
BASEBALL STYLE HAT	13
WHISTLE	6
DUTY BELT	37
EXPANDABLE BATON HOLDER	20
PEPPER SPRAY HOLDER	21
GLOVE HOLDER	20
EXPANDABLE BATON	52
PEPPER SPRAY	12
MEDICAL BAG (511 BRAND)	43
PPE POUCH	10
CPR MASK	10
AMBU BAG	10
FIRST AID KIT	11
<b>COST PER CSA</b>	<b>\$868</b>

Community Service Aide Gear Total \$868 x 1 = **\$868.00**

Standard Police Dispatcher Gear

Uniform Shirt (3)	135
Uniform Pants (3 pair)	100
Shoes	77
Windbreaker	18
Belt	17
<b>COST PER DISPATCHER</b>	<b>\$347</b>

Police Dispatcher Gear Total \$347 x 2 = **\$694.00**

Standard Records Clerk Gear

Uniform Shirt (3)	135
Uniform Pants (3 pair)	100
Shoes	77

HIGH PINES Personnel Staffing

Windbreaker	18
Belt	17

<b>COST PER CLERK</b>	<b>347</b>
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Records Clerk Gear Total  $\$347 \times 1 =$  **\$347.00**

Total Gear **\*\$41,272.00**

\*Does not include School Crossing Guard Standard Issued Equipment @\$388.00 each

HIGH PINES Personnel Staffing

Specialized Training

**DISPATCHER**

Initial Training 320

Specialized Training 200

**COST PER DISPATCHER 520**

Dispatcher Training Total \$520 x 2 = **\$1,040.00**

**Total Police Department Budget Annexation of the High Pines \$1,331,833.00**

**APPENDIX C**  
**COUNTY PARK DATA**

THE FALLS - TO BE TRANSFERRED

PARK NAME	USE	SIZE (ACRES)	ASSET DESCRIPTION	ASSET NUMBER	CATEGORY	PARK TYPE	PROS Programming/Contracting
<b>1</b>							
BRIAR BAY PARK	Active	4.7 ACRES	Landscaping Under \$500K, Park Landscaping & Trees	501603-007	UNDER-500K	Local	N/A
BRIAR BAY PARK			Site Furniture, Misc Site Furniture	501603-008	SITE-FURNITURE	Local	
BRIAR BAY PARK			BRIAR BAY PARK	501603-P	PARK	Local	
BRIAR BAY PARK			PERIMETER - WOODEN LOG POSTS WOOD BOLLARD	501603-006	PERIMETER	Local	
BRIAR BAY PARK			UTILITY BUILDING - PIPES	501603-005	WATER-UF	Local	
BRIAR BAY PARK			ENTRANCE SIGN ON 128 ST	501603-004	ENTRANCE	Local	
BRIAR BAY PARK			PEDESTRIAN WALKWAY	501603-003	PEDESTRIAN-WALKWAY	Local	
BRIAR BAY PARK			STANDARD PLAYGROUND	501603-001	STANDARD	Local	
BRIAR BAY PARK			Misc Playground Equip, Swings - 4	501603-012	STANDARD	Local	
BRIAR BAY PARK			Multipurpose Field - NL, Open Playfield	501603-010	GENERAL-USE	Local	
BRIAR BAY PARK			Sign, Misc Park Signage	501603-009	OTHER-SIGN	Local	
<b>2</b>							
ROCKDALE PARK	Active	3.2 ACRES	PEDESTRIAN WALKWAY	502101-002	PEDESTRIAN-WALKWAY	Local	N/A
ROCKDALE PARK			ROCKDALE PARK FOLIO	502101-F	FOLIO	Local	
ROCKDALE PARK			ROCKDALE PARK	502101-P	PARK	Local	
ROCKDALE PARK			PERIMETER - 500 FEET WOODEN ONE PLANK AND ACCESS GATE	502101-001	PERIMETER	Local	
ROCKDALE PARK			Multipurpose Field - NL, Open Playfield	502101-006	GENERAL-USE	Local	
ROCKDALE PARK			Landscaping Under \$500K, Park Landscaping & Trees	502101-003	UNDER-500K	Local	
ROCKDALE PARK			Site Furniture, Misc Site Furniture	502101-004	SITE-FURNITURE	Local	
ROCKDALE PARK			Recommendation Various Park Development	502101-Q-02	HISTORICAL	Local	
ROCKDALE PARK			Acquisition data downloaded from the HP	502101-Q-01	HISTORICAL	Local	
ROCKDALE PARK			Misc Facility Costs, Misc Park Property and Facility Costs	502101-007		Local	
ROCKDALE PARK			Sign, Misc Park Signage	502101-005	OTHER-SIGN	Local	
<b>3</b>							
SABAL CHASE PARK	Active	4.3 ACRES	PEDESTRIAN WALKWAY	500701-002	PEDESTRIAN-WALKWAY	Local	Permit (1-9 Sports)
SABAL CHASE PARK			Sabal Chase Park & Miami Dade County School Board	500701-A-01	SCHOOL	Local	
SABAL CHASE PARK			Park Sign, wood park sign -- SW 113 Place	500701-008	ENTRANCE	Local	
SABAL CHASE PARK			SABAL CHASE PARK	500701-P	PARK	Local	
SABAL CHASE PARK			Site Furniture, Misc Site Furniture	500701-004	SITE-FURNITURE	Local	
SABAL CHASE PARK			Landscaping Under \$500K, Park Landscaping & Trees	500701-003	UNDER-500K	Local	
SABAL CHASE PARK			Misc Facility Costs, Misc Park Property and Facility Costs	500701-007		Local	
SABAL CHASE PARK			Sign, Misc Park Signage	500701-005	OTHER-SIGN	Local	
SABAL CHASE PARK			PERIMETER - 300 FEET WOODEN	500701-001	PERIMETER	Local	

SABAL CHASE PARK			Multipurpose Field - NL, Open Playfield	500701-006	GENERAL-USE	Local	
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NOT TO BE TRANSFERRED							
PARK NAME	USE	SIZE (ACRES)	ASSET DESCRIPTION	ASSET NUMBER	CATEGORY	PARK TYPE	PROS Programming/Contracting
<b>4</b>							
AREA 312	Trail	1.1 ACRES	Area 312 & Florida Power and Light	501706-A-01	UTILITY COMPANIES	Area-Wide	N/A
AREA 312			Landscaping Under \$500K, Trees	501706-001	UNDER-500K	Area-Wide	
AREA 312			AREA 312	501706-P	PARK	Area-Wide	
AREA 312			Sign, Misc Park Signage	501706-002	OTHER-SIGN	Area-Wide	
AREA 312			Site Furniture, Misc Site Furniture	501706-003	SITE-FURNITURE	Area-Wide	
<b>5</b>							
AREA 313	Trail	1.9 acres	AREA 313	501704-P	PARK	Area-Wide	N/A
AREA 313			Landscaping Under \$500K, Trees	501704-001	UNDER-500K	Area-Wide	
AREA 313			Site Furniture, Misc Site Furniture	501704-003	SITE-FURNITURE	Area-Wide	
AREA 313			Sign, Misc Park Signage	501704-002	OTHER-SIGN	Area-Wide	
AREA 313			Area 313 & Florida Power and Light	501704-A-01	UTILITY COMPANIES	Area-Wide	
<b>6</b>							
AREA 316	Trail	2.3 acres	Landscaping Under \$500K, misc trees	500802-002	UNDER-500K	Area-Wide	N/A
AREA 316			Acquisition data downloaded from the HP	500802-Q-01	HISTORICAL	Area-Wide	
AREA 316			Site Furniture, Misc Site Furniture	500802-003	SITE-FURNITURE	Area-Wide	
AREA 316			Sign, Misc Park Signage	500802-001	OTHER-SIGN	Area-Wide	
AREA 316			Area 316 & Florida Power and Light	500802-A-01	UTILITY COMPANIES	Area-Wide	
AREA 316			AREA 316	500802-P	PARK	Area-Wide	
<b>7</b>							
AREA 318	Trail	11.3 acres	Area 318 & Florida Power and Light	501701-A-01	UTILITY COMPANIES	Area-Wide	N/A
AREA 318			Site Furniture, Misc Site Furniture	501701-003	SITE-FURNITURE	Area-Wide	
AREA 318			Landscaping Under \$500K, Trees	501701-001	UNDER-500K	Area-Wide	
AREA 318			Sign, Misc Park Signage	501701-002	OTHER-SIGN	Area-Wide	
AREA 318			AREA 318	501701-P	PARK	Area-Wide	
<b>8</b>							
AREA 338	Trail	2.2 acres	Area 338 & Florida Power and Light	501705-A-01	UTILITY COMPANIES	Area-Wide	N/A
AREA 338			Sign, Misc Park Signage	501705-002	OTHER-SIGN	Area-Wide	
AREA 338			Landscaping Under \$500K, Trees	501705-001	UNDER-500K	Area-Wide	
AREA 338			AREA 338	501705-P	PARK	Area-Wide	
<b>9</b>							
AREA 47	Trail	1.1 acres	Acquisition data downloaded from the HP	501702-Q-01	HISTORICAL	Area-Wide	N/A
AREA 47			Landscaping Under \$500K, Trees	501702-001	UNDER-500K	Area-Wide	
AREA 47			Sign, Misc Park Signage	501702-002	OTHER-SIGN	Area-Wide	
AREA 47			Area 47 & Florida Power and Light	501702-A-01	UTILITY COMPANIES	Area-Wide	
AREA 47			AREA 47	501702-P	PARK	Area-Wide	
<b>BRIAR BAY GOLF COURSE</b>							
BRIAR BAY GOLF COURSE	Active	33.4 acres	Parking - Handicapped, Lighted	501602-014	PARKING-LOT	Area-Wide	N/A
BRIAR BAY GOLF COURSE			Landscaping Under \$500K, Park Landscaping & Trees	501602-026	UNDER-500K	Area-Wide	

BRIAR BAY GOLF COURSE			Site Furniture, Misc Site Furniture	501602-027	SITE-FURNITURE	Area-Wide	
BRIAR BAY GOLF COURSE			MAINTENANCE SHED , EQUIPMENT STORAGE	501602-001	MAINTENANCE	Area-Wide	
BRIAR BAY GOLF COURSE			RESTROOM BUILDING - RESTROOM BUILDING LOCATED AT NORTHWEST CORNER	501602-002	RESTROOM-SMALL-TYPE-A	Area-Wide	
BRIAR BAY GOLF COURSE			SMALL SHELTER - CANVAS CANOPY BEHIND PROSHOP	501602-003	SHADE-STRUCTURE	Area-Wide	
BRIAR BAY GOLF COURSE			MAINTENANCE BARN - GOLF CART SHED-LARGE BUILDING NEXT RO PROSHOP	501602-005	MAINTENANCE-BARN	Area-Wide	
BRIAR BAY GOLF COURSE			RETAIL FACILITY - PRO SHOP/RESTROOMS/STORAGE	501602-006	RETAIL	Area-Wide	
BRIAR BAY GOLF COURSE			PARKING LOT	501602-009	PARKING-LOT	Area-Wide	
BRIAR BAY GOLF COURSE			GOLF COURSE 9 HOLE	501602-010	GOLF-9-HOLE	Area-Wide	
BRIAR BAY GOLF COURSE			FRESHWATER LAKE - SOUTHWEST SECTION OF PARK- 26,910.5 SF- .62 AC	501602-011	FRESHWATER-LAKE	Area-Wide	
BRIAR BAY GOLF COURSE			OTHER SIGN - PARK SIGN MOUNTED ON FRONT OF BUILDING	501602-019	OTHER-SIGN	Area-Wide	
BRIAR BAY GOLF COURSE			UTILITY BUILDING - PIPES	501602-020	WATER-UF	Area-Wide	
BRIAR BAY GOLF COURSE			Accepting Conveyance of land from City National Ba	501602-Q-01	HISTORICAL	Area-Wide	
BRIAR BAY GOLF COURSE			Sign, Misc Park Signage	501602-028	OTHER-SIGN	Area-Wide	
BRIAR BAY GOLF COURSE			Misc Facility Costs, Misc Park Property and Facility Costs	501602-029		Area-Wide	
BRIAR BAY GOLF COURSE			Pathway - NL, Cart Paths, Asphalt	501602-030	PEDESTRIAN-WALKWAY	Area-Wide	
BRIAR BAY GOLF COURSE			FENCED METAL HANGER OVER CHEMICAL MIX INGSHED	501602-021	MAINTENANCE	Area-Wide	
BRIAR BAY GOLF COURSE			UTILITY BUILDING - PUMP /ELECTRIC/FPL METERS FENCED IN AREA	501602-022	ELECTRIC	Area-Wide	
BRIAR BAY GOLF COURSE			UTILITY BUILDING - FPL GREEN BOX	501602-023	ELECTRIC	Area-Wide	
BRIAR BAY GOLF COURSE			UTILITY BUILDING - MAIN POWER SWITCH AND METER FOR SHED	501602-024	ELECTRIC	Area-Wide	
BRIAR BAY GOLF COURSE			BRIDGE - LOCATED BY HOLE #9, BY CLUB HOUSE	501602-025	BRIDGE	Area-Wide	
BRIAR BAY GOLF COURSE			BRIAR BAY GOLF	501602-G		Area-Wide	
BRIAR BAY GOLF COURSE			BRIAR BAY GOLF COURSE	501602-P	PARK	Area-Wide	
BRIAR BAY GOLF COURSE			PERIMETER - FENCE CHAIN LINK	501602-012	PERIMETER	Area-Wide	
BRIAR BAY GOLF COURSE			OTHER SIGN LOCATED AT CARTBARN	501602-013	OTHER-SIGN	Area-Wide	
BRIAR BAY GOLF COURSE			PRACTICE GREEN - SOUTHEAST CORNER OF PARK NEXT TO PROSHOP	501602-015	PRACTICE GREEN	Area-Wide	
BRIAR BAY GOLF COURSE			FRESHWATER LAKE - NORTHEAST SECTION OF PARK- .44 ACRES	501602-016	FRESHWATER-LAKE	Area-Wide	
BRIAR BAY GOLF COURSE			FRESHWATER LAKE - NORTHWEST SECTION OF PARK (NORTH LAKE)- 2 ACRES	501602-017	FRESHWATER-LAKE	Area-Wide	
BRIAR BAY GOLF COURSE			FRESHWATER LAKE - NORTHWEST SECTION OF PARK (SOUTH LAKE)- 1.18 ACRES	501602-018	FRESHWATER-LAKE	Area-Wide	

BRIAR BAY TRAIL	Trail	10.2 acres	Landscaping Under \$500K, Park Landscaping & Trees	501604-001	UNDER-500K	Area-Wide	N/A
BRIAR BAY TRAIL			Sign, Misc Park Signage	501604-002	OTHER-SIGN	Area-Wide	
BRIAR BAY TRAIL			Site Furniture, Misc Site Furniture	501604-004	SITE-FURNITURE	Area-Wide	
BRIAR BAY TRAIL			Recommendation Various Park Developments	501604-Q-01	HISTORICAL	Area-Wide	
BRIAR BAY TRAIL			BRIAR BAY TRAIL	501604-P	PARK	Area-Wide	
BRIAR BAY TRAIL			Multipurpose Field - NL, Open Field	501604-003	GENERAL-USE	Area-Wide	
BRIAR BAY TRAIL			Briar Bay Linear Park & Florida Power and Light	501604-A-21	UTILITY COMPANIES	Area-Wide	
PINE SHORE PINELAND PRESERVE	Trail	7.8 acres	Playground - M, Playground	501802-006	STANDARD	Area-Wide	N/A
PINE SHORE PINELAND PRESERVE			Landscaping Under \$500K, Misc Landscaping and Trees	501802-004	UNDER-500K	Area-Wide	
PINE SHORE PINELAND PRESERVE			Site Furniture, Misc Site Furniture	501802-003	SITE-FURNITURE	Area-Wide	
PINE SHORE PINELAND PRESERVE			PINE SHORE PINELAND PRESERVE FOLIO	501802-F	FOLIO	Area-Wide	
PINE SHORE PINELAND PRESERVE			PERIMETER - ACCESS CONTROL - WOOD LOG	501802-001	PERIMETER	Area-Wide	
PINE SHORE PINELAND PRESERVE			PINE ROCKLAND - 6 ACRES	501802-002	PINE-ROCKLAND	Area-Wide	
PINE SHORE PINELAND PRESERVE			Sign, Misc Park Signage	501802-005	OTHER-SIGN	Area-Wide	
PINE SHORE PINELAND PRESERVE			Fitness Course St 15, Vita Course (wood stations)	501802-007	VITA-COURT	Area-Wide	
PINE SHORE PINELAND PRESERVE			Pine Shore Pineland Preserve & Miami Dade County School Board	501802-A-01	SCHOOL	Area-Wide	
PINE SHORE PINELAND PRESERVE			Acquisition data downloaded from the HP	501802-Q-01	HISTORICAL	Area-Wide	
PINEWOODS PARK	Trail	1.5 acres	Pinewoods Park & Florida Power and Light	501700-A-01	UTILITY COMPANIES	Area-Wide	N/A
PINEWOODS PARK			PINEWOODS PARK FOLIO	501700-F	FOLIO	Area-Wide	
PINEWOODS PARK			PINE ROCKLAND	501700-001	PINE-ROCKLAND	Area-Wide	
PINEWOODS PARK			Sign, Misc Park Signage	501700-004	OTHER-SIGN	Area-Wide	
PINEWOODS PARK			PINEWOODS PARK	501700-P	PARK	Area-Wide	
PINEWOODS PARK			Acquisition data downloaded from the HP	501700-Q-01	HISTORICAL	Area-Wide	
PINEWOODS PARK			Landscaping Under \$500K, Misc Landscaping and Trees	501700-003	UNDER-500K	Area-Wide	
PINEWOODS PARK			Site Furniture, Misc Site Furniture	501700-002	SITE-FURNITURE	Area-Wide	

## EAST KENDALL - TO BE TRANSFERRED

PARK NAME	USE	SIZE (ACRES)	ASSET DESCRIPTION	ASSET NUMBER	CATEGORY	PARK TYPE	PROS Programming/Contracting
<b>1</b>							
BOYS AND GIRLS CLUB	Active	29.8 ACRES	BATTING CAGE - EAST CAGE	403301-034	BATTING-CAGES	Local	<b>Lease</b>
BOYS AND GIRLS CLUB			BATTING CAGE - WEST CAGE	403301-035	BATTING-CAGES	Local	
BOYS AND GIRLS CLUB			POLICE MEMORIAL	403301-036	MEMORIAL	Local	
BOYS AND GIRLS CLUB			SCOREBOARD, NEAR BASKETBALL COURT	403301-037	SITE-FURNITURE	Local	
BOYS AND GIRLS CLUB			PARKING LOT - OVERFLOW, EASTSIDE, NOT MARKED	403301-038	PARKING-LOT	Local	
BOYS AND GIRLS CLUB			UTILITY BUILDING - ELECTRIC - FPL GREEN BOX NORTH OF LAKE	403301-039	ELECTRIC	Local	
BOYS AND GIRLS CLUB			UTILITY BUILDING - ELECTRIC - CAGE NORTH OF LAKE	403301-040	ELECTRIC	Local	
BOYS AND GIRLS CLUB			UTILITY BUILDING - ELECTRIC - METER SWITCH ON POLE BY LAKE	403301-041	ELECTRIC	Local	
BOYS AND GIRLS CLUB			UTILITY BUILDING - ELECTRIC - PUMP SW CORNER OF LAKE	403301-042	ELECTRIC	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #5	403301-015	BASEBALL	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #6	403301-016	BASEBALL	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #4	403301-017	BASEBALL	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #7	403301-018	BASEBALL	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #9 - HAS FOOTBALL/SOCCER OVERLAY	403301-019	BASEBALL	Local	
BOYS AND GIRLS CLUB			FRESHWATER LAKE - EASTSIDE OF PARK	403301-024	FRESHWATER-LAKE	Local	
BOYS AND GIRLS CLUB			PERIMETER - CHAINLINK FENCE	403301-025	PERIMETER	Local	
BOYS AND GIRLS CLUB			PARKING LOT - MAIN LOT	403301-027	PARKING-LOT	Local	
BOYS AND GIRLS CLUB			BASKETBALL - FULL COURT	403301-028	BASKETBALL	Local	
BOYS AND GIRLS CLUB			FLAG POLE	403301-029	SITE-FURNITURE	Local	
BOYS AND GIRLS CLUB			UTILITY BUILDING - FIRE HYDRANT - BY HALF-COURT BEHIND GYM	403301-030	PUMP-POWER	Local	
BOYS AND GIRLS CLUB			PEDESTRIAN WALKWAY	403301-031	PEDESTRIAN-WALKWAY	Local	
BOYS AND GIRLS CLUB			MEMORIAL, NEAR FIELD #3	403301-032	MEMORIAL	Local	
BOYS AND GIRLS CLUB			Sign, Misc Park Signage	403301-045	OTHER-SIGN	Local	
BOYS AND GIRLS CLUB			CONCESSION BUILDING - OFFICE/2 RESTROOMS/2 STORAGE ROOMS/ CONCESSION	403301-005	CONCESSION	Local	
BOYS AND GIRLS CLUB			BASKETBALL - HALF COURT	403301-006	BASKETBALL	Local	
BOYS AND GIRLS CLUB			GYMNASIUM - WITH MAINT. ROOM AND CHEERLEADING ROOM	403301-011	REC-CENTER	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #2	403301-013	BASEBALL	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #3	403301-014	BASEBALL	Local	
BOYS AND GIRLS CLUB			MEDIUM REC CENTER - EXHIBITION BLDG.	403301-001	REC-CENTER	Local	
BOYS AND GIRLS CLUB			BASEBALL FIELD - FIELD #1	403301-002	BASEBALL	Local	

BOYS AND GIRLS CLUB			Landscaping Under \$500K, Park Landscaping & Trees	403301-043	UNDER-500K	Local	
BOYS AND GIRLS CLUB			Site Furniture, Misc Site Furniture	403301-044	SITE-FURNITURE	Local	
BOYS AND GIRLS CLUB			Parking - Handicapped, Main Lot	403301-026	PARKING-LOT	Local	
BOYS AND GIRLS CLUB			Acquisition data downloaded from the HP	403301-Q-01	HISTORICAL	Local	
BOYS AND GIRLS CLUB			Recommendation Various Park Development	403301-Q-02	HISTORICAL	Local	
BOYS AND GIRLS CLUB			Boys/Girls Club Miami-Kendall Unit & County to Parks	403301-A-02	COUNTY	Local	
BOYS AND GIRLS CLUB			STORAGE CAGE BY FIELDS	403301-033	SITE-FURNITURE	Local	
<b>2</b>							
CHERRY GROVE PARK	Active	3.2 ACRES	Playground, Swings	500402-006	STANDARD	Local	Permit (Boot Camp)
CHERRY GROVE PARK			Shelter-S Type A, Picnic Shelter	500402-008	SHELTER-A-NO-BBQ	Local	
CHERRY GROVE PARK			PEDESTRIAN WALKWAY	500402-002	PEDESTRIAN-WALKWAY	Local	
CHERRY GROVE PARK			PERIMETER - WOOD 2 PANEL FENCE	500402-003	PERIMETER	Local	
CHERRY GROVE PARK			CHERRY GROVE PARK FOLIO	500402-F01	FOLIO	Local	
CHERRY GROVE PARK			CHERRY GROVE PARK	500402-P	PARK	Local	
CHERRY GROVE PARK			Cherry Grove Park & Library	500402-A-01	COUNTY	Local	
CHERRY GROVE PARK			Cherry Grove Park & Department of Environmental Res. Management	500402-A-02	COUNTY	Local	
CHERRY GROVE PARK			Acquisition data downloaded from the HP	500402-Q-01	HISTORICAL	Local	
CHERRY GROVE PARK			Misc Facility Costs, Misc Park Property and Facility Costs	500402-010		Local	
CHERRY GROVE PARK			Misc Playground Equip, Swings	500402-011	STANDARD	Local	
CHERRY GROVE PARK			Shelter - M, shelter	500402-012	OTHER-SHELTER	Local	
CHERRY GROVE PARK			Parking - Std, shared parking with library	500402-013	PARKING-LOT	Local	
CHERRY GROVE PARK			Multipurpose Field - NL, Open Playfield	500402-009	GENERAL-USE	Local	
CHERRY GROVE PARK			Sign, Misc Park Signage	500402-007	OTHER-SIGN	Local	
CHERRY GROVE PARK			Landscaping Under \$500K, Park Landscaping & Trees	500402-004	UNDER-500K	Local	
CHERRY GROVE PARK			Site Furniture, Misc Site Furniture	500402-005	SITE-FURNITURE	Local	
CHERRY GROVE PARK			STANDARD PLAYGROUND	500402-001	STANDARD	Local	
<b>3</b>							
CONTINENTAL PARK	Active	10.1 ACRES	Parking - Handicapped, West Lot, Near Rec Center	500301-014	PARKING-LOT	Local	Tennis Concession
CONTINENTAL PARK			Sign, Misc Park Signage	500301-047	OTHER-SIGN	Local	FPL Lease
CONTINENTAL PARK			Historic Bldg/Structure, Dice House Reconstruction	500301-042	MUSEUM	Local	
CONTINENTAL PARK			FPL Substation, FP&L Substation - Owned & Operated by FPL	500301-043	ELECTRIC	Local	
CONTINENTAL PARK			Landscaping Under \$500K, Park Landscaping & Trees	500301-044	UNDER-500K	Local	
CONTINENTAL PARK			Site Furniture, Misc Site Furniture	500301-045	SITE-FURNITURE	Local	

CONTINENTAL PARK			Modular Bldg, Double-wide modular bldg for after school program	500301-046	MODULAR	Local	
CONTINENTAL PARK			TENNIS - NORTHEAST CENTER COURT #6	500301-024	TENNIS	Local	
CONTINENTAL PARK			TENNIS - NORTHEAST COURT #5	500301-025	TENNIS	Local	
CONTINENTAL PARK			TENNIS - SOUTHEAST COURT #4	500301-026	TENNIS	Local	
CONTINENTAL PARK			TENNIS - SOUTHEAST CENTER COURT #3	500301-027	TENNIS	Local	
CONTINENTAL PARK			TENNIS - SOUTHWEST CENTER COURT#2	500301-028	TENNIS	Local	
CONTINENTAL PARK			TENNIS - SOUTHWEST COURT #1	500301-029	TENNIS	Local	
CONTINENTAL PARK			BATTING CAGE - NORTH CAGE, NOT IN USE	500301-030	BATTING-CAGES	Local	
CONTINENTAL PARK			PARKING LOT - EAST LOT, NEAR TENNIS CENTER	500301-031	PARKING-LOT	Local	
CONTINENTAL PARK			BATTING CAGE - SOUTH CAGE, NOT IN USE	500301-033	BATTING-CAGES	Local	
CONTINENTAL PARK			FLAG POLE NEAR REC CENTER	500301-034	SITE-FURNITURE	Local	
CONTINENTAL PARK			FLAG POLE NEAR TENNIS CENTER	500301-035	SITE-FURNITURE	Local	
CONTINENTAL PARK			MEDIUM SHELTER - WEST OF BASKETBALL COURT	500301-036	OTHER-SHELTER	Local	
CONTINENTAL PARK			UTILITY BUILDING - ELEC. BEHIND CONCESSION STAND	500301-037	ELECTRIC	Local	
CONTINENTAL PARK			UTILITY BUILDING - FIRE HYD. SOUTHWEST CORNER	500301-038	FIRE	Local	
CONTINENTAL PARK			TENNIS OFFICE/RESTROOMS/STORAGE	500301-039	OTHER-PARK-BUILDING	Local	
CONTINENTAL PARK			SIGN - TENNIS CENTER	500301-040	ENTRANCE	Local	
CONTINENTAL PARK			CONTINENTAL PARK	500301-P	PARK	Local	
CONTINENTAL PARK			REC CENTER SMALL - CORNER OF 82 AV AND 102 ST	500301-001	REC-CENTER	Local	
CONTINENTAL PARK			TENNIS - NORTHWEST COURT #8	500301-002	TENNIS	Local	
CONTINENTAL PARK			PUMP/POWER BLDG - PUMP HOUSE, POWER, CONCESSION AND STORAGE	500301-003	PUMP-POWER	Local	
CONTINENTAL PARK			RESTROOM BUILDING - RESTROOM BUILDING - 2 RESTROOMS	500301-006	RESTROOM-SMALL-TYPE-A	Local	
CONTINENTAL PARK			STANDARD PLAYGROUND - SW AREA OF PARK	500301-010	STANDARD	Local	
CONTINENTAL PARK			PARKING LOT - WEST LOT, NEAR REC CENTER	500301-013	PARKING-LOT	Local	
CONTINENTAL PARK			BASEBALL FIELD - # 1, NORTHWEST FIELD	500301-015	BASEBALL	Local	
CONTINENTAL PARK			BASEBALL FIELD - #4, SMALL FIELD NORTH	500301-016	BASEBALL	Local	
CONTINENTAL PARK			BASEBALL FIELD - # 2, WEST, SOUTHEAST	500301-017	BASEBALL	Local	
CONTINENTAL PARK			BASEBALL FIELD - #3, EAST FIELD	500301-018	BASEBALL	Local	
CONTINENTAL PARK			BASKETBALL - WEST OF PARK OFFICE BLDG	500301-019	BASKETBALL	Local	
CONTINENTAL PARK			PERIMETER - FENCE	500301-020	PERIMETER	Local	

CONTINENTAL PARK			ENTRANCE SIGN WOOD	500301-021	ENTRANCE	Local	
CONTINENTAL PARK			PEDESTRIAN WALKWAY - BY TENNIS COURTS	500301-022	PEDESTRIAN-WALKWAY	Local	
CONTINENTAL PARK			TENNIS - NORTHWEST CENTER COURT #7	500301-023	TENNIS	Local	
CONTINENTAL PARK			PARKING spaces along 102nd and street crossing.	500301-050	PARKING-LOT	Local	
CONTINENTAL PARK			Continental Park & ADLER TENNIS CORP.	500301-A-02	PRIVATE COMPANY	Local	
CONTINENTAL PARK			Continental Park & Florida Power and Light	500301-A-01	UTILITY COMPANIES	Local	
CONTINENTAL PARK			Acquisition data downloaded from the HP	500301-Q-01	HISTORICAL	Local	
CONTINENTAL PARK			Misc Facility Costs, Misc Park Property and Facility Costs	500301-049		Local	
CONTINENTAL PARK			Multipurpose Field - NL, Open Playfield	500301-048	GENERAL-USE	Local	
CONTINENTAL PARK			Parking - Handicapped, East Lot, Near Tennis Center	500301-032	PARKING-LOT	Local	
<b>4</b>							
KENDALWOOD PARK	Passive	2.7 ACRES	PERIMETER - LOGS	403306-002	PERIMETER	Local	N/A
KENDALWOOD PARK			HARWOOD HAMMOCK 1.5 ACRES	403306-001	HARDWOOD-HAMMOCK	Local	
KENDALWOOD PARK			KENDALWOOD PARK	403306-P	PARK	Local	
KENDALWOOD PARK			Misc Facility Costs, Misc Park Property and Facility Costs	403306-007		Local	
KENDALWOOD PARK			OTHER SIGN METAL - PROTECTED NATURAL AREA	403306-003	OTHER-SIGN	Local	
KENDALWOOD PARK			Landscaping Under \$500K, Misc Landscaping and Trees	403306-005	UNDER-500K	Local	
KENDALWOOD PARK			Site Furniture, Misc Site Furniture	403306-004	SITE-FURNITURE	Local	
KENDALWOOD PARK			Sign, Misc Park Signage	403306-006	OTHER-SIGN	Local	
<b>5</b>							
KILLIAN LIBRARY PARK	Passive	3.4 ACRES	Killian Library Park	500902-P	PARK	Local	N/A
<b>6</b>							
RON EHMANN PARK	Active	20.0 ACRES	Soccer - NL, Located Outfield of Baseball Field	500901-033	OVERLAY	Local	<b>Tennis Concession</b>
RON EHMANN PARK			TENNIS - COURT #5	500901-021	TENNIS	Local	<b>Parks-School Agreement</b>
RON EHMANN PARK			Ron Ehmman Park & Miami Dade County School Board	500901-A-03	SCHOOL	Local	
RON EHMANN PARK			Ron Ehmman Park & Miami Dade County School Board	500901-A-01	SCHOOL	Local	
RON EHMANN PARK			Ron Ehmman Park & CASELY TENNIS FOUNDATION INC.	500901-A-02	PRIVATE COMPANY	Local	
RON EHMANN PARK			Misc Playground Equip, Swings	500901-035	STANDARD	Local	
RON EHMANN PARK			Park Structure, Tether Ball	500901-036	SITE-FURNITURE	Local	
RON EHMANN PARK			Bleachers, 5 row aluminum @ baseball Field - visitors	500901-037	BLEACHERS	Local	

RON EHMANN PARK		Bleachers, 5 row aluminum @ baseball field- home	500901-038	BLEACHERS	Local
RON EHMANN PARK		Volleyball Court - SD -NL, volleyball	500901-039	VOLLEYBALL	Local
RON EHMANN PARK		Park Sign, Main Park Entrance Sign - wood 2 sided	500901-040	ENTRANCE	Local
RON EHMANN PARK		Misc Facility Costs, Misc Park Property and Facility Costs	500901-034		Local
RON EHMANN PARK		Sign, Misc Park Signage	500901-032	OTHER-SIGN	Local
RON EHMANN PARK		ART - CONCRETE SCULPTURE/MIAMID DADE ART COLLECTION	500901-027	ART	Local
RON EHMANN PARK		PLAQUE ON ROCKS AND CONCRETE AREA W/BENCHES	500901-028	MEMORIAL	Local
RON EHMANN PARK		SCOREBOARD	500901-029	SITE-FURNITURE	Local
RON EHMANN PARK		RON EHMANN PARK	500901-P	PARK	Local
RON EHMANN PARK		STORAGE SHED - SMALL SHED LOCATED NEXT TO EMPLOYEE TRAILER (NORTH)	500901-026	MAINTENANCE	Local
RON EHMANN PARK		Parking - Handicapped, Lighted- Located on the North side of Park	500901-011	PARKING-LOT	Local
RON EHMANN PARK		Landscaping Under \$500K, Park Landscaping & Trees	500901-030	UNDER-500K	Local
RON EHMANN PARK		Site Furniture, Misc Site Furniture	500901-031	SITE-FURNITURE	Local
RON EHMANN PARK		BASEBALL FIELD - LOCATED WEST SIDE OF PROPERTY	500901-012	BASEBALL	Local
RON EHMANN PARK		BASKETBALL - WEST COURT	500901-013	BASKETBALL	Local
RON EHMANN PARK		BASKETBALL - EAST COURT	500901-014	BASKETBALL	Local
RON EHMANN PARK		PARKING LOT - LIGHTED - LOCATED ON THE NORTH SIDE OF PARK	500901-008	PARKING-LOT	Local
RON EHMANN PARK		STANDARD PLAYGROUND - LOCATED BEHIND RECREATION CENTER	500901-010	STANDARD	Local
RON EHMANN PARK		REC CENTER SMALL - RECREATION CENTER/CONCESSION/OFFICE	500901-001	REC-CENTER	Local
RON EHMANN PARK		PUMP/POWER BLDG - SOUTH OF TENNIS COURTS AND REC. BUILDING - USED FOR STORAGE	500901-002	PUMP-POWER	Local
RON EHMANN PARK		TENNIS - COURT #1	500901-005	TENNIS	Local
RON EHMANN PARK		TENNIS - COURT #6	500901-022	TENNIS	Local
RON EHMANN PARK		UTILITY BUILDING - TRAFFIC SIGNAL BOX LOCATED AT THE SOUTHEAST CORNER	500901-023	OTHER-UTIL	Local
RON EHMANN PARK		PEDESTRIAN WALKWAY	500901-024	PEDESTRIAN-WALKWAY	Local
RON EHMANN PARK		MDC EMPLOYEE RESIDENCE - TRAILER AND SHED	500901-025	RESIDENCE	Local
RON EHMANN PARK		PERIMETER - FENCE- WOOD,LOG FENCE AND POSTS	500901-015	PERIMETER	Local
RON EHMANN PARK		ENTRANCE SIGN AT 112 AND 97 AV	500901-016	ENTRANCE	Local
RON EHMANN PARK		PINE ROCKLAND - SOUTH EAST SECTION OF PARK, 7 ACRES	500901-017	PINE-ROCKLAND	Local

RON EHMANN PARK			TENNIS - COURT #2	500901-018	TENNIS	Local	
RON EHMANN PARK			TENNIS - COURT #3	500901-019	TENNIS	Local	
RON EHMANN PARK			TENNIS - COURT #4	500901-020	TENNIS	Local	
<b>EAST KENDALL - NOT TO BE TRANSFERRED</b>							
<b>PARK NAME</b>	<b>USE</b>	<b>SIZE (ACRES)</b>	<b>ASSET DESCRIPTION</b>	<b>ASSET NUMBER</b>	<b>CATEGORY</b>	<b>PARK TYPE</b>	<b>PROS Programming/Contracting</b>
7							
SOUTH DADE TRAIL MIN	Trail	1.1 ACRES	South Dade Trail Rest Stop	501001-P	PARK	Area-Wide	N/A

**APPENDIX D**  
**COUNTY ANNEXATION/INCORPORATION TASK FORCE REPORT**

# Memorandum



**Date:** September 17, 2013

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Jennifer Moon, Director   
Office of Management and Budget

**Subject:** Incorporation and Annexation Task Force Report

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Pursuant to Resolution R-983-12, the Incorporation and Annexation Task Force was convened to review pending incorporation proposals and make recommendations on how the County should proceed to address the remainder of the unincorporated communities in Miami-Dade County. The attached report contains the final recommendations of the Task Force.

## Attachment

c: Honorable Carlos A. Gimenez, Mayor  
Robert A. Cuevas, Jr., County Attorney  
Office of the Mayor Senior Staff  
Charles Anderson, Commissioner Auditor  
Jorge Fernandez, OMB Coordinator, Community Redevelopment and Municipal Services  
Incorporation and Annexation Task Force Members

Jgm08413



# **Annexation and Incorporation Task Force**

## **Report**

September 11, 2013

### **2013 Annexation and Incorporation Task Force Members**

Appointee:

Richard Friedman  
Anne Cates  
Steven Alexander  
Lenny P. Feldman  
Mitchell A. Bierman  
Carlos Diaz-Padron  
Rosa M. de la Camara  
Deborah Skill Lamb  
Kenneth Forbes, Chair  
Carlos Manrique  
Honorable Juan C. Zapata  
Honorable Manuel L. Marono  
\*Honorable Michael Pizzi

Resignation on August 21, 2013

Appointing Commissioner:

District 1, Honorable Barbara J. Jordan  
District 2, Honorable Jean Monestime  
District 3, Honorable Audrey M. Edmonson  
District 4, Honorable Sally A. Heyman  
District 5, Honorable Bruno A. Barreiro  
District 6, Honorable Rebeca Sosa  
District 7, Honorable Xavier L. Suarez  
District 8, Honorable Lynda Bell  
District 9, Honorable Dennis C. Moss  
District 10, Honorable Javier D. Souto  
District 11, Honorable Juan C. Zapata  
District 12, Honorable Jose “Pepe” Diaz  
District 13, Honorable Esteban L. Bovo, Jr.

On November 12, 2012, the Miami-Dade County Board of County Commissioners (Board) approved Resolution No. R-983-12, creating an Annexation and Incorporation Task Force. The goal of the Task Force was to review pending incorporation proposals and make recommendations on how Miami-Dade County should proceed to address the remainder of the Unincorporated Municipal Service Area (UMSA).

The Task Force met on a weekly basis from April 3, 2013 to September 11, 2013. A total of seventeen (17) meetings were held, which included 6 public hearings throughout the County's diverse neighborhoods to allow greater public participation. The dates and locations of all meetings held were as follows:

**Wednesday, April 3, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, April 17, 2013**

6:00 p.m. (Public Hearing)  
North Dade Regional Library  
2455 NW 183<sup>rd</sup> Street  
Miami Gardens, FL 33056

**Wednesday, May 1, 2013**

6:00 p.m. (Public Hearing)  
West Dade Regional Library  
9445 Coral Way  
Miami, FL 33165

**Wednesday, May 15, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, May 29, 2013**

6:00 p.m. (Public Hearing)  
Florida City Hall  
404 West Palm Drive  
Florida City, FL 33034

**Wednesday, April 10, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, April 24, 2013**

6:00 p.m. (Public Hearing)  
South Dade Regional Library  
10750 SW 211<sup>th</sup> Street  
Cutler Bay, FL 33189

**Wednesday, May 8, 2013**

9:00 a.m.  
History Miami  
101 West Flagler Street  
Miami, FL 33130

**Wednesday, May 22, 2013**

6:00 p.m. (Public Hearing)  
West Kendall Regional Library  
10201 Hammocks Boulevard  
Suite 159  
Miami, FL 33196

**Wednesday, June 5, 2013**

6:00 p.m. (Public Hearing)  
North Miami Beach City Hall  
17011 NE 19<sup>th</sup> Avenue  
North Miami Beach, FL 33162

**Wednesday, June 12, 2013**

Stephen P. Clark Center  
9:00 a.m.  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, June 26, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, July 17, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**September 11, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
CITT 10<sup>th</sup> Floor, Large Conference Room  
Miami, FL 33128

**Wednesday, June 19, 2013**

Stephen P. Clark Center  
9:00 a.m.  
111 NW 1 Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, July 10, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, July 24, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

The Task Force considered and voted on 21 recommendations regarding the annexation and incorporation process. This report details the 21 recommendations, the background on the issue, and the results of the vote on each recommendation. Concluding remarks that follow in the appendix were provided by Task Force Members.

When developing recommendations the Task Force Utilized a report submitted by Mayor Carlos Gimenez on April 1, 2013 outlining his recommendations regarding Incorporation and Annexation policies (Attached). The following recommendations are presented for the Board to consider regarding municipal annexations and incorporations, following the outline of the April memorandum, as a starting point.

**Recommendation 1**

That the Miami-Dade County Code of Ordinances (Code) be amended allowing a Municipal Advisory Committee (MAC) to be sponsored by the Mayor or a majority of the County Commissioners should the Commissioner of the MAC area decline to sponsor the creation of the MAC.

**Background:** The County Code currently requires sponsorship of the County Commissioners whose district comprises the majority of the area proposed to be incorporated to create a MAC. This recommendation would allow an incorporation effort to move forward should the district commissioner not be willing to support it.

**Motion Passed:** 10-3

**Support:** Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Richard Friedman, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

**Oppose:** Kenneth Forbes, Carlos Manrique and Deborah Lamb

### **Recommendation 2**

That the Code be amended to remove the PAB Incorporation and Annexation Committee review requirement.

**Background:** The Code requires that prior to the Planning Advisory Board (PAB) reviewing an annexation or incorporation request, the PAB Incorporation and Annexation Committee must

review the application and make a recommendation to the PAB. In order to simplify the process, this step can be eliminated and only require the PAB to review the request and make a recommendation directly to the Board.

**Motion Passed:** 13-0

**Support:** Steven Alexander, Mitchell Bierman, Ann Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

**Oppose:** None

### **Recommendation 3**

That the Code be amended so that any newly annexed areas receive the revenue from Utility Taxes and Franchise Fees of the area provided any outstanding debt secured by these revenues has been retired, reflecting the current process for incorporations.

**Background:** The Code allows the County to retain utility taxes and franchise fees for any annexed area. In 1989, the County entered into a thirty (30) year Agreement with Florida Power & Light requiring that the franchise area remain unchanged for the life of the agreement. Cities that have incorporated thereafter have an interlocal agreement with the County for the distribution of these revenues. This recommendation would allow for the annexing municipality to receive the revenue that is attributable to that area, in the same manner that the newly incorporated areas receive the revenue. This recommendation is consistent with the June 20, 2012 Miami-Dade County Charter Review Task Force Recommendation.

**Motion Passed:** 7-4

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Lenny Feldman, Mayor Manuel Marono and Mayor Michael Pizzi  
Oppose: Kenneth Forbes, Richard Friedman, Deborah Lamb and Carlos Manrique  
Absent: Carlos Diaz-Padron and Commissioner Juan Zapata

### **Recommendation 4**

Allow annexations and incorporations outside the Urban Development Boundary (UDB). County should retain control of zoning and land use authority for areas outside the UDB, and movement of the UDB. In the event the UDB is moved, any land use and zoning change would require dual approval of the adjacent municipality and the County.

Background: Florida Statute 171.043 requires that for annexations, “part or all of the area to be annexed must be developed for urban purposes”. There is concern that areas outside of the UDB are environmentally sensitive and there is a need to protect those areas. Currently, there is no prohibition of annexation or incorporation outside the UDB. This would create a policy that allows for existing or new municipalities to incorporate areas outside the UDB. Additionally, the County would keep the authority to move the UDB and would retain control of zoning and land use in these areas.

Motion Passed: 7-2

Support: Mitchell Bierman, Lenny Feldman, Richard Friedman, Deborah Lamb, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi  
Oppose: Anne Cates and Rosa De La Camara  
Absent: Steven Alexander, Carlos Diaz-Padron, Commissioner Juan Zapata and Kenneth Forbes

### **Recommendation 5**

That the County Charter and Code be amended to allow areas with over 15,000 people to obtain a lower number of petitions for incorporations based on a sliding scale to be determined.

Background: On November 6, 2012, voters amended the County Charter which created the percentage of 20 percent for incorporation efforts. The Code requires a 25 percent petition in order to create a MAC. Currently, the Charter and County Code do not match.

Motion Passed: 9-2

Support: Mitchell Bierman, Anne Cates, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata  
Oppose: Richard Friedman and Deborah Lamb  
Absent: Steven Alexander and Carlos Diaz-Padron

### **Recommendation 6**

Retain the current process for annexations of fewer than 250 electors.

Background: The current process Charter and Code for annexations requires that a vote of the electorate be conducted if the area has more than 250 resident electors. Additionally, the area is developed with more than 50 percent residential the Code requires an election. Currently, in the County Code there is no provision that applies to commercial areas for an annexation that allows for owners of commercial properties to vote, unless they reside within the area. However, according to the Code, the Board can amend boundaries to include a commercial area of a proposed annexation.

Motion Passed: 9-3

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Carlos Diaz-Padron, Kenneth Forbes, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: \*Ann Cates, Richard Friedman and Deborah Lamb

\*Anne Cates vote amended on September 11, 2013

Absent: Lenny Feldman

### **Recommendation 7**

Amend the County Code to remove the provisions of mitigation on annexations of non-revenue neutral areas.

Background: Currently, the Code requires that a municipality that is annexing a non-revenue neutral area to make a mitigation payment. Recently, the Board amended all of the annexation agreements allowing the municipality to make payments for several years. To account for the loss of revenue, levels of service will need to be adjusted.

Motion Passed: 11-1

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Deborah Lamb

Absent: Lenny Feldman

### **Recommendation 8**

Amend the Code to remove the provisions of mitigation on incorporations for newly incorporated municipalities.

Background: The Code requires non-revenue neutral areas to make mitigation payments. Recently, the Board amended the municipal charters of the mitigation paying municipality allowing a seven year phase out. As UMSA is reduced, the current level of service may cost more to provide in the remaining areas.

Motion Passed: 12-0

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Kenneth Forbes, Richard Friedman, Deborah Lamb, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: None

Absent: Lenny Feldman

### **Recommendation 9**

The Board should adopt a policy prohibiting a single commissioner from vetoing any incorporation or annexation application.

Background: The Code currently requires for a district commissioner whose district composes a majority of the proposed area in an incorporation effort, to be the sponsor of a resolution creating a MAC to study the feasibility of an area to create a municipality. This recommendation would allow an incorporation effort to move forward should the district commissioner not be willing to support it.

Motion Passed: 9-3

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Kenneth Forbes, Richard Friedman, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Carlos Diaz-Padron, Deborah Lamb and Carlos Manrique

Absent: Lenny Feldman

### **Recommendation 10**

Recommending that annexation and incorporation boundaries be contiguous, logical, and compact, while seeking natural boundaries and allowing a case by case review process for non-conforming areas. Additionally requests for annexations or incorporations shall not create enclaves.

Motion Passed: 7-0

Support: Steven Alexander, Anne Cates, Lenny Feldman, Kenneth Forbes, Deborah Lamb, Mayor Manuel Marono and Mayor Michael Pizzi

Oppose: None

Absent: Mitchell Bierman, Rosa De La Camara, Carlos Diaz-Padron, Richard Friedman, Carlos Manrique and Commissioner Juan Zapata

### **Recommendation 11**

That the Commission waive the petition process for previously formed MACs if there is intent (to proceed), also recommending that the MACs not create enclaves along commission district boundaries.

Background: The Code, defines an enclave as an area in which more than 80 percent of its boundaries are surrounded by one or more municipalities and cannot be serviced efficiently or effectively due to its size. Providing services to an enclave that is part of UMSA would be rather difficult.

Motion Passed: 7-1

Support: Steven Alexander, Anne Cates, Lenny Feldman, Kenneth Forbes, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Deborah Lamb

Absent: Mitchell Bierman, Rosa De La Camara, Carlos Diaz-Padron, Richard Friedman and Carlos Manrique

### **Recommendation 12**

That the County Code be amended to remove the requirement that municipalities pay for specialized police services.

Background: The County Code requires that any municipality that receives specialized police services directly pays for their service. The current practice in place allows for these services to be maintained through the countywide budget. Removing this requirement from County Code will make it consistent with current practices.

Motion Passed: 7-1

Support: Steven Alexander, Anne Cates, Lenny Feldman, Kenneth Forbes, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Deborah Lamb

Absent: Mitchell Bierman, Rosa De La Camara, Carlos Diaz-Padron, Richard Friedman and Carlos Manrique

### **Recommendation 13**

That the Board enact legislation defining the criteria and procedure for an adjacent municipality to raise concern regarding an annexation request, recommending a proposed charter modification if necessary.

Motion Passed: 10-1

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique and Mayor Michael Pizzi

Oppose: Deborah Lamb

Absent: Mayor Manuel Marono and Commissioner Juan Zapata

### **Recommendation 14**

That the County encourage annexations and incorporations of unincorporated areas to get out of the municipal serves business and focus on regional services.

Motion Passed: 9-3

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Rose de la Camara, Carlos Diaz-Padron and Deborah Lamb

Absent: Mayor Manuel Marono

### **Recommendation 15**

That every municipal charter shall include provisions for pension and salaries of elected officials.

Background: Currently, the incorporation process consists of two steps. The first step is a vote by the resident electors determining if they want to be a city. The second step in the incorporation process includes adoption of a charter for the municipality. Subsequent to the charter being adopted, the residents elect municipal officials.

Motion Passed: 11-1

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Carlos Diaz-Padron

Absent: Mayor Manuel Marono

### **Recommendation 16**

Create an advisory panel to analyze UMSA and create a long term plan for improvement and development in which the planning intended is to improve all areas where incorporation seems feasible.

Divide UMSA into distinct geographic and recognized community areas.

Analyze each area

- a. Identify specific needs such as crime prevention and community needs
- b. Identify infrastructure needs to encourage development such as road improvements and transportation
- c. Identify business development needs
- d. Identify private sector social service networks and service providers

Create a long range plan for each area and that these recommendations should be followed as part of the County's goal on focusing on regional issues and allowing incorporations.

- a. Identify funding needs and sources
- b. Gather feedback from residents
- c. Set up guidelines and measurable standards of performance for providers

- d. Set up realistic long term goals and break down the goals into short term benchmarks
- e. Identify areas which have realistic resources to incorporate

Adopt the above mentioned plan which shall be in place within three years and present findings to the Board, Mayor and to the residents in town hall meetings.

Motion Passed on July 17, 2013: 9-0

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: None

Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

**Recommendation 16** was amended on July 24, 2013 to include the following:

- f. Once approximately 20 percent or less of the County's population remains in UMSA, the County will poll residents to determine if full incorporation is desirable.*

Motion Passed: 10-1

Support: Steven Alexander, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi

Oppose: Deborah Lamb

Absent: Mitchell Bierman and Commissioner Juan Zapata

**Recommendation 17**

Miami-Dade County to provide a report to the public, a comprehensive accounting of areas in UMSA including population that are not currently included in any MAC or annexation study, within 60 days.

Motion Passed: 8-1

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Deborah Lamb

Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

**Recommendation 18**

That the Board adopt an ordinance enabling areas that can't be served by the County efficiently and effectively and were contiguous to an active proposed incorporation or annexation area, have an opportunity to opt in upon 20 percent petition by the residents of the area and approval of the majority of the Board to a current MAC or annexation effort, prior to the PAB meeting.

Motion Passed: 9-0

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata  
Oppose: None  
Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

### **Recommendation 19**

Miami-Dade County to maintain an updated electronic incorporation and annexation web portal site to include frequently asked questions and principles, pamphlets describing how to incorporate and annex provides what the process is, a list of active incorporations and annexations, and a list of enclave areas.

Background: Currently, information on Annexation and Incorporation can be found on the Miami-Dade County web portal, under the Office of Management and Budget. The website address is: <http://www.miamidade.gov/managementandbudget/incorporation-annexation.asp>

Motion Passed: 9-0

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata  
Oppose: None  
Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

### **Recommendation 20**

That the Code be amended to allow 180 days to gather petitions for incorporations, making the Code consistent with the Charter.

Motion Passed: 9-0

Support: Steven Alexander, Anne Cates, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi  
Oppose: Rosa De La Camara and Deborah Lamb  
Absent: Mitchell Bierman and Commissioner Juan Zapata

### **Recommendation 21**

That the Board obtain a consultant to make a recommendation on UMSA. Recommending that the annexation and incorporation boundaries be contiguous, logical, and compact, while seeking natural boundaries and include an economic component.

Motion Passed: 6-3

Support: Rosa De La Camara, Kenneth Forbes, Richard Friedman, Deborah Lamb, and Carlos Manrique and Commissioner Juan Zapata

Oppose: Steven Alexander, Anne Cates and Carlos Diaz-Padron  
Absent: Mitchell Bierman, Lenny Feldman and Mayor Manny Marono

### **Final Motion to accept Recommendations**

Adopt recommendations 1-20 with a modification to add line F in recommendation 16 to reflect on record that all items were approved by task force members present, to reflect for recommendations 2 and 8 that Task Force Member Lamb's vote should reflect opposition, also directs Chair to work with staff on a comprehensive report, with no modifications made by staff, accept recommendations as approved, and that the task force will conduct one final meeting to vote on the final report.

Motion Passed: 10-1

Support: Steven Alexander, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi  
Oppose: Deborah Lamb  
Absent: Mitchell Bierman and Commissioner Juan Zapata

### **Conclusion**

While it may be possible for the Annexation and Incorporation Task Force members to make general recommendations and observations, direction and plans with specific recommendations of utilization of resources, measures of performance and effectiveness, and estimated costs would be best left to a combination of noted experts including academics, county and municipal staff, elected officials, and civic leaders from areas of UMSA targeted. These plans and recommendations should be reviewed by the county government and residents. Priorities can be established and sequencing of actions can be planned. Estimate of funding costs and benefits have to be outlined. Sources of funding should be identified. There are published federal studies of urban problems and solutions with evaluations of efficacy. Examples of previous efforts by other communities across the country and valid statistics would help with the credibility of launching a long term program.

Further recommendations should outline all remaining areas of UMSA. Each area needs to have a summary of strengths and weaknesses. Each area should have specific goals for improvements. Areas should be prioritized based on need, but no areas should sacrifice services to benefit services for other areas. New resources need to be identified to fund initiatives as established resources are already minimal. It is important to foster community involvement in these initiatives. Residents need to understand why programs are being implemented and changes made will be to their benefit. If this can be accomplished, community involvement would greatly help program effectiveness. All residents need to understand how proposed programs in specific areas would benefit the county as a whole. Crime and poverty left unchecked will cause problems for the entire county, despite how tall the gates of gated development are.

If the intent is to reduce the size of the UMSA areas through Incorporation and Annexation, it is very apparent that recipient areas may remain. All areas have attributes for the Miami-Dade County community. If residents choose to remain in UMSA, a plan to make each neighborhood a better place to live should be crafted. While the work will be long, tedious, and extremely difficult, we need an approach to move our community into the reality of being a world class international city and at the same time being a great place to live. We cannot continue to develop west, considering the environmental factors and service delivery issues, especially, if there are opportunities in older established communities. It is how we address these problems and opportunities that determine what type of community in which we will live.

## **Comments by Task Force Member Richard Friedman**

Many efforts have been made to deal with the mechanics of Incorporation and Annexation (I&A). A long-term comprehensive plan to improve and develop remaining UMSA is lacking, although. Starting with the Key Biscayne incorporation, many areas have chosen to form new municipalities. Most all of the areas which have chosen this route have strong tax bases. As these wealthier communities have chosen to form individual municipalities, the remaining available tax base for UMSA has been diminished. Some of the remaining areas seem to have adequate assets to create new municipalities. Some of those remaining areas have certain issues which make forming a new municipality economically difficult and some existing municipalities have announced intentions to annex areas of UMSA. There does not seem to be

an effort to include enclaves or areas with economic difficulty. However, it may be that the ability to sustain those areas under UMSA is feasible with some modest increases in taxes. The question remains as to whether this is the most feasible cost effective and responsive manner to provide government services for those residents.

As each area of UMSA presents unique assets and liabilities, overall high crime rates and unemployment present significant economic challenges for specific areas. In certain areas, these problems seem to be systemic. Other areas have relatively low crime rate, but little comprehensive planning and development to maintain and improve the viability of the area.

With incorporations many areas are now attaining this type of review and improvement, but only within their respective boundaries. A similar approach needs to be formulated to improve communities in UMSA to make incorporations and annexations feasible. A "one-size-fits-all" approach to services in UMSA may no longer be effective due to the fragmentation of areas secondary to incorporation and annexation. If it is the desire of residents to reject incorporation and annexation, it is still imperative to provide a targeted approach toward improving remaining areas. Keep in mind this county cannot continue to develop west. The more difficult task of reviving established areas for re-development should be the task at hand. Approaches to addressing these problems cannot be reactionary and compartmentalized if they are to be effective. Approaches to these problems should balance the interest of the local communities and the County. Addressing these problems should be proactive and unified with cooperation by private sector organizations and governmental agencies and departments. Programs should be administered locally, by a combination of private and public sector organizations and departments. Programs must allow for feedback by residents, in order to tailor these programs for acceptance and effectiveness. Most importantly, programs have to be in place as long as needed. The commitment has to be maintained despite short term criticism which may arise. There will not be a quick fix to problems which have been in place for many years and are very complex.

Specific areas of UMSA have a rich background. Areas such as Redland, Richmond Heights, Westchester and Kendall have a strong identity with historical background and unique assets. More areas should be identified to foster a sense of community. Lessons from history should be learned when strong communities such as Overtown are divided. There are too many communities, in which their identity of the area is the name given by the developer. Fostering more sense of community should help when voices need to be heard concerning needs and direction of communities.

The goal should be related to improvements in the quality of life in areas. What problems should be addressed to make areas more desirable to live in? Residents of communities should be

## **Comments by Task Force Member Richard Friedman**

able to set priorities on quality of life issues. What problems should be addressed to stimulate large and small business development? How can existing businesses be assisted in growth? Employment, health and safety, job training, affordable housing and community building, among other factors must be combined in a comprehensive approach. Programs need to be able to cross between county and municipal boundaries to be effective. There are many examples of effective comprehensive programs across the country. While all areas are different with different challenges, certainly there is existing models to adapt and implement. Identify specific areas

which require different levels of services including police services, job training, youth services, health services, economic improvement, employment, economic opportunity such as small business creation, and home ownership and assistance. Various combinations should be implemented for different areas to achieve a more consistent quality of life for all residents. Programs should be comprehensive, coordinated, and monitored with clear and measurable indices for improvement and performance. Specific goals and time lines should be put into place with periodic review of performance indices. A transparent and fair method of replacing organizations which underperform has to be developed. It should be very clear why a private or sector organization would be considered to be replaced due to under performance. There should not be a preference of private sector over public sector when considering administering programs. Cost effectiveness and ability to perform should be one of the biggest determining factors on which agency or organization is administering a program. Economic measures of cost of crime, unemployment, etc., should be factored to demonstrate the cost of not providing effective programs.

***Dissent to Recommendation #6 – Retain the current process for annexations of fewer than 250 electors:***

***By Anne Cates***

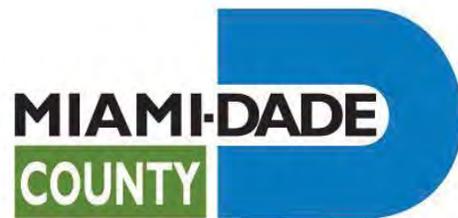
**I cannot vote for a recommendation that allows an existing city to annex an area of less than 250 registered voters without a vote of those residents. This is a section of the Charter/Code that promotes “cherry picking,” a real estate/commercial land grab. If continued, this process could easily thwart the incorporation movements of many viable unincorporated areas who have the will and the resources to become their own city. Many areas have been seeking incorporation for years but were prevented from going forward by the 2007 moratorium imposed by the Board of County Commissioners. Self governance is not a dirty word. Areas seeking incorporation do so with the intent to foster a sense of community, and cities seeking to annex those areas may have goals that are entirely inconsistent with those of the area they seek to annex. This creates divisiveness, resentment, and a loss of like interests that most neighborhoods seek to attain. Residents of any area, whether via incorporation or annexation, should not be denied the right to self-determination and should be able to set priorities as to their unique quality of life issues. If they are denied a voice in that process, they are being deprived of the opportunity to participate in matters that affect them both economically and socially, and it is an outcome for which they have no remedy.**

**Consequently, not only do I vote “No” to retain this section of the Charter/Code, I feel that it should be repealed. Current legislation supports residents seeking incorporation by allowing the right to vote on their future. Those “less than 250” residents who are being annexed do not have that same right. What makes them different? Why are they being denied the right to vote when their next-door neighbors--who are exercising their right to self-determination--have?**

**I see this process escalating all over Miami-Dade County. I hear the pleas to the powers that be from those residents who are already faced with this reality, urging the denial of these annexations. The real-time effect of these small scale annexations will with few exceptions increase the tax bills of those “less than 250.” Practically overnight, they will see their tax bills rise from the County’s current 1.9 millage rate to that of the annexing city, which will increase their property taxes two, three, four, and possibly even five times. This without a vote of the taxpayer. These types of annexations occur largely unnoticed until they are a fait accompli, thus placing an onerous burden on unsuspecting residents, a burden for which there is no mechanism for remediation.**

**It is unfair, unjust, and just plain wrong.**

COMMENTS FROM TASK FORCE MEMBER LENNY FELDMAN



**Annexation and Incorporation Task Force**  
**Report**

September 11, 2013

|

**2013 Annexation and Incorporation Task Force Members**

Appointee:

Richard Friedman  
Anne Cates  
Steven Alexander  
Lenny P. Feldman  
Mitchell A. Bierman  
Carlos Diaz-Padron  
Rosa M. de la Camara  
Deborah Skill Lamb  
Kenneth Forbes, Vice-Chair  
Carlos Manrique  
Honorable Juan C. Zapata  
Honorable Manuel L. Marono  
Honorable Michael Pizzi, Chair

Appointing Commissioner:

District 1, Honorable Barbara J. Jordan  
District 2, Honorable Jean Monestime  
District 3, Honorable Audrey M. Edmonson  
District 4, Honorable Sally A. Heyman  
District 5, Honorable Bruno A. Barreiro  
District 6, Honorable Rebeca Sosa  
District 7, Honorable Xavier L. Suarez  
District 8, Honorable Lynda Bell  
District 9, Honorable Dennis C. Moss  
District 10, Honorable Javier D. Souto  
District 11, Honorable Juan C. Zapata  
District 12, Honorable Jose “Pepe” Diaz  
District 13, Honorable Esteban L. Bovo, Jr.

On November 12, 2012, the Miami-Dade County Board of County Commissioners (Board) approved Resolution No. R-983-12, creating an Annexation and Incorporation Task Force. The goal of the Task Force was to review pending incorporation proposals and make recommendations on how Miami-Dade County should proceed to address the remainder of the Unincorporated Municipal Service Area (UMSA).

The Task Force met on a weekly basis from April 3, 2013 to September 11, 2013. A total of seventeen (17) meetings were held, which included 6 public hearings throughout the County's diverse neighborhoods to allow greater public participation. The dates and locations of all meetings held were as follows:

**Wednesday, April 3, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, April 17, 2013**

6:00 p.m. (Public Hearing)  
North Dade Regional Library  
2455 NW 183<sup>rd</sup> Street  
Miami Gardens, FL 33056

**Wednesday, May 1, 2013**

6:00 p.m. (Public Hearing)  
West Dade Regional Library  
9445 Coral Way  
Miami, FL 33165

**Wednesday, May 15, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, May 29, 2013**

6:00 p.m. (Public Hearing)  
Florida City Hall  
404 West Palm Drive  
Florida City, FL 33034

**Wednesday, April 10, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, April 24, 2013**

6:00 p.m. (Public Hearing)  
South Dade Regional Library  
10750 SW 211<sup>th</sup> Street  
Cutler Bay, FL 33189

**Wednesday, May 8, 2013**

9:00 a.m.  
History Miami  
101 West Flagler Street  
Miami, FL 33130

**Wednesday, May 22, 2013**

6:00 p.m. (Public Hearing)  
West Kendall Regional Library  
10201 Hammocks Boulevard  
Suite 159  
Miami, FL 33196

**Wednesday, June 5, 2013**

6:00 p.m. (Public Hearing)  
North Miami Beach City Hall  
17011 NE 19<sup>th</sup> Avenue  
North Miami Beach, FL 33162

**Wednesday, June 12, 2013**

Stephen P. Clark Center  
9:00 a.m.  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, June 26, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, July 17, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**September 11, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
CITT 10<sup>th</sup> Floor, Large Conference Room  
Miami, FL 33128

**Wednesday, June 19, 2013**

Stephen P. Clark Center  
9:00 a.m.  
111 NW 1 Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, July 10, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

**Wednesday, July 24, 2013**

9:00 a.m.  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Conference Room 18-3  
Miami, FL 33128

The Task Force considered and voted on 20 recommendations regarding the annexation and incorporation process. This report details the 20 recommendations, the background on the issue, and the results of the vote on each recommendation. Introductory and concluding remarks that follow were provided by Task Force Members.

**Introduction**

[The County Should Effectively Address the Growing Interest in Incorporation and Annexation to Limit Enclaves Throughout Miami-Dade.](#)

[At the time of this report, 1,102,142 or approximately 44% of Miami-Dade residents resided in UMSA. The County provided materials to the Task Force Members illustrating the UMSA areas where incorporation and/or annexation studies were underway as well as those areas where the](#)

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BCC enacted Municipal Advisory Committees (MACs) that had sunsetted. In fact, throughout the time of these proceedings the BCC re-established several MACs that had sunsetted in south Miami-Dade County.

At this time, approximately 650,000 UMSA residents resided in areas where such incorporation/annexation studies are underway and numerous other residents have expressed a palpable interest in establishing or re-establishing such efforts. While it remains to be seen whether all or most of these areas will vote for incorporation or annexation, this leaves only about 450,000, accounting for less than 20% of the UMSA population not subject to any such studies. (These residents predominantly reside in the Westchester, Coral Terrace and Tamiami area.) In order to limit enclaves of residents for whom Miami-Dade County will increasingly find it more difficult to efficiently and effectively provide services, it is imperative that the County address the incorporation and/or annexation process in a comprehensive, as opposed to a piecemeal, manner.

2. The BCC Should Enact Ordinances and Recommend Policy Providing Transparency and Clarity to the Incorporation and Annexation Process.

Throughout the public hearings, the Task Force heard from approximately 65 Miami-Dade residents (not recounting residents who spoke at more than one hearing). The comments of the residents were mixed with neither proponents nor opponents of incorporation/annexation dominating the discussion.

Proponents of incorporation/annexation stressed that:

- incorporation would enable residents of donor communities to put surplus taxes to use locally;
- the current UMSA millage rate was inadequate to service UMSA areas effectively;
- residents would be willing to pay a higher millage rate for improved services;
- residents could control costs by enacting charters limiting pensions and salaries for elected and hired officials;
- incorporation would provide representation by local residents who know the community's precise needs;
- local officials could address comprehensive zoning and development issues;
- incorporation would provide funding for a greater, dedicated police presence: and
- incorporation would provide community identity.

Opponents of incorporation/annexation indicated that:

- residents do not want to incur greater taxation;
- county services are more than adequate under the current millage rate;
- residents would not be in a position to control spending and costs of elected and hired officials;
- incorporation would create another layer of government;
- local officials would create duplicative zoning and permitting procedures and encourage eminent domain of lower revenue-producing areas; and
- incorporation would financially hurt local businesses.

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In any event, the following common themes emerged:

- residents require accurate, objective and balanced information in order to fully educate themselves on the positives and negatives of incorporation/annexation;
- residents should not be excluded from incorporation/annexation studies by contiguous areas simply because their neighborhoods fall within the boundaries of another Commissioner's district; and
- residents should not be forced to incorporate or annex, but should have the right to vote for their preference based on the information before them.

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The mixed comments, opinions and perceptions of Miami-Dade residents who spoke at the public hearings held throughout the County, indicate the need for greater transparency and clarity in the incorporation/annexation process. Accordingly, it is imperative that the BCC enact the necessary ordinances and support policy that enables UMSA residents to fully understand the incorporation/ annexation process, participate in the process as proponents or opponents to such efforts, and have an opportunity to decide their outcome by a vote.

### 3. While Incorporation/Annexation Efforts Proceed, the County Should Adopt a Long Term Plan to Enhance Development in UMSA Areas Interested in Incorporating.

While many efforts have been made to deal with the mechanics of Incorporation and Annexation (I&A), a long-term comprehensive plan to improve and develop remaining UMSA seems to be lacking. Starting with the Key Biscayne incorporation, many areas have chosen to form new municipalities. Most all of the areas which have chosen this route have strong tax bases. As these wealthier communities have chosen to form individual municipalities, the remaining available tax base for UMSA has been diminished. Some of the remaining areas seem to have adequate assets to create new municipalities. Some of those remaining areas have certain issues which make forming a new municipality economically difficult and some existing municipalities have announced intentions to annex areas of UMSA. There does not seem to be

an effort to include enclaves or areas with economic difficulty. However, it may be that the ability to sustain those areas under UMSA is feasible with some modest increases in taxes. The question remains as to whether this is the most feasible cost effective and responsive manner to provide government services for those residents.

As each area of UMSA presents unique assets and liabilities, overall high crime rates and unemployment present significant economic challenges for specific areas. In certain areas, these problems seem to be systemic. Other areas have relatively low crime rate, but little comprehensive planning and development to maintain and improve the viability of the area.

With incorporations many areas are now attaining this type of review and improvement, but only within their respective boundaries. A similar approach needs to be formulated to improve communities in UMSA to make incorporations and annexations feasible. A "one-size-fits-all" approach to services in UMSA may no longer be effective due to the fragmentation of areas secondary to incorporation and annexation. If it is the desire of residents to reject incorporation and annexation, it is still imperative to provide a targeted approach toward improving remaining areas. Keep in mind this county cannot continue to develop west. The more difficult task of

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reviving established areas for re-development should be the task at hand. Approaches to addressing these problems cannot be reactionary and compartmentalized if they are to be effective. Approaches to these problems should balance the interest of the local communities and the County. Addressing these problems should be proactive and unified with cooperation by private sector organizations and governmental agencies and departments. Programs should be administered locally, by a combination of private and public sector organizations and departments. Programs must allow for feedback by residents, in order to tailor these programs for acceptance and effectiveness. Most importantly, programs have to be in place as long as needed. The commitment has to be maintained despite short term criticism which may arise. There will not be a quick fix to problems which have been in place for many years and are very complex.

~~Specific Many~~ areas of UMSA ~~have posses a rich background. Areas such as Redland, Richmond Heights, Westchester and Kendall have a~~ strong identity with historical background and unique assets. More areas should be identified to foster a sense of community. Lessons from history should be learned when strong communities such as Overtown are divided. There are too many communities, in which their identity of the area is the name given by the developer. Fostering more sense of community should help when voices need to be heard concerning needs and direction of communities.

The goal should be related to improvements in the quality of life in areas. What problems should be addressed to make areas more desirable to live in? Residents of communities should be able to set priorities on quality of life issues. What problems should be addressed to stimulate large and small business development? How can existing businesses be assisted in growth? Employment, health and safety, job training, affordable housing and community building, among other factors must be combined in a comprehensive approach. Programs need to be able to cross between county and municipal boundaries to be effective. There are many examples of effective comprehensive programs across the country. While all areas are different with different challenges, certainly there is existing models to adapt and implement. Identify specific areas

which require different levels of services including police services, job training, youth services, health services, economic improvement, employment, economic opportunity such as small business creation, and home ownership and assistance. Various combinations should be implemented for different areas to achieve a more consistent quality of life for all residents. Programs should be comprehensive, coordinated, and monitored with clear and measurable indices for improvement and performance. Specific goals and time lines should be put into place with periodic review of performance indices. A transparent and fair method of replacing organizations which underperform has to be developed. It should be very clear why a private or sector organization would be considered to be replaced due to under performance. There should not be a preference of private sector over public sector when considering administering programs. Cost effectiveness and ability to perform should be one of the biggest determining factors on which agency or organization is administering a program. Economic measures of cost of crime, unemployment, etc., should be factored to demonstrate the cost of not providing effective programs.

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**Recommendations**

The following recommendations are presented for the Board to consider regarding municipal annexations and incorporations.

**Recommendation 1**

That the Miami-Dade County Code of Ordinances (Code) be amended allowing a Municipal Advisory Committee (MAC) to be sponsored by the Mayor or a majority of the County Commissioners should the Commissioner of the MAC area decline to sponsor the creation of the MAC.

Background: The County Code currently requires sponsorship of the County Commissioners whose district comprises the majority of the area proposed to be incorporated to create a MAC. This recommendation would allow an incorporation effort to move forward should the district commissioner not be willing to support it.

Motion Passed: 10-3

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Richard Friedman, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Kenneth Forbes, Carlos Manrique and Deborah Lamb

**Recommendation 2**

That the Code be amended to remove the PAB Incorporation and Annexation Committee review requirement.

Background: The Code requires that prior to the Planning Advisory Board (PAB) reviewing an annexation or incorporation request, the PAB Incorporation and Annexation Committee must

review the application and make a recommendation to the PAB. In order to simplify the process, this step can be eliminated and only require the PAB to review the request and make a recommendation directly to the Board.

Motion Passed: 13-0

Support: Steven Alexander, Mitchell Bierman, Ann Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: None

**Recommendation 3**

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That the Code be amended so that any newly annexed areas receive the revenue from Utility Taxes and Franchise Fees of the area provided any outstanding debt secured by these revenues has been retired, reflecting the current process for incorporations.

Background: The Code allows the County to retain utility taxes and franchise fees for any annexed area. In 1989, the County entered into a thirty (30) year Agreement with Florida Power & Light requiring that the franchise area remain unchanged for the life of the agreement. Cities that have incorporated thereafter have an interlocal agreement with the County for the distribution of these revenues. This recommendation would allow for the annexing municipality to receive the revenue that is attributable to that area, in the same manner that the newly incorporated areas receive the revenue. This recommendation is consistent with the June 20, 2012 Miami-Dade County Charter Review Task Force Recommendation.

Motion Passed: 7-4

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Lenny Feldman, Mayor Manuel Marono and Mayor Michael Pizzi

Oppose: Kenneth Forbes, Richard Friedman, Deborah Lamb and Carlos Manrique

Absent: Carlos Diaz-Padron and Commissioner Juan Zapata

#### **Recommendation 4**

Allow annexations and incorporations outside the Urban Development Boundary (UDB). County should retain control of zoning and land use authority for areas outside the UDB, and movement of the UDB. In the event the UDB is moved, any land use and zoning change would require dual approval of the adjacent municipality and the County.

Background: Florida Statute 171.043 requires that for annexations, “part or all of the area to be annexed must be developed for urban purposes”. There is concern that areas outside of the UDB are environmentally sensitive and there is a need to protect those areas. Currently, there is no prohibition of annexation or incorporation outside the UDB. This would create a policy that allows for existing or new municipalities to incorporate areas outside the UDB. Additionally, the County would keep the authority to move the UDB and would retain control of zoning and land use in these areas.

Motion Passed: 7-2

Support: Mitchell Bierman, Lenny Feldman, Richard Friedman, Deborah Lamb, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi

Oppose: Anne Cates and Rosa De La Camara

Absent: Steven Alexander, Carlos Diaz-Padron, Commissioner Juan Zapata and Kenneth Forbes

#### **Recommendation 5**

That the County Charter and Code be amended to allow areas with over 15,000 people to obtain a lower number of petitions for incorporations based on a sliding scale to be determined.

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Background: On November 6, 2012, voters amended the County Charter which created the percentage of 20 percent for incorporation efforts. The Code requires a 25 percent petition in order to create a MAC. Currently, the Charter and County Code do not match.

Motion Passed: 9-2

Support: Mitchell Bierman, Anne Cates, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Richard Friedman and Deborah Lamb

Absent: Steven Alexander and Carlos Diaz-Padron

#### **Recommendation 6**

Retain the current process for annexations of fewer than 250 electors.

Background: The current process Charter and Code for annexations requires that a vote of the electorate be conducted if the area has more than 250 resident electors. Additionally, if the area is developed with more than 50 percent residential the Code requires an election. Currently, in the County Code there is no provision that applies to commercial areas for an annexation that allows for owners of commercial properties to vote, unless they reside within the area. However, according to the Code, the Board can amend boundaries to include a commercial area of a proposed annexation.

Motion Passed: 10-2

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Kenneth Forbes, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Richard Friedman and Deborah Lamb

Absent: Lenny Feldman

#### **Recommendation 7**

Amend the County Code to remove the provisions of mitigation on annexations of non-revenue neutral areas.

Background: Currently, the Code requires that a municipality that is annexing a non-revenue neutral area to make a mitigation payment. Recently, the Board amended all of the annexation agreements allowing the municipality to make payments for several years. To account for the loss of revenue, levels of service will need to be adjusted.

Motion Passed: 11-1

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Deborah Lamb

Absent: Lenny Feldman

**Recommendation 8**

Amend the Code to remove the provisions of mitigation on incorporations for newly incorporated municipalities.

Background: The Code requires non-revenue neutral areas to make mitigation payments. Recently, the Board amended the municipal charters of the mitigation paying municipality allowing a seven year phase out. As UMSA is reduced, the current level of service may cost more to provide in the remaining areas.

Motion Passed: 12-0

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Kenneth Forbes, Richard Friedman, Deborah Lamb, Carlos Manrique, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: None

Absent: Lenny Feldman

**Recommendation 9**

The Board should adopt a policy prohibiting a single commissioner from vetoing any incorporation or annexation application.

Background: The Code currently requires for a district commissioner whose district composes a majority of the proposed area in an incorporation effort, to be the sponsor of a resolution creating a MAC to study the feasibility of an area to create a municipality. This recommendation would allow an incorporation effort to move forward should the district commissioner not be willing to support it.

Motion Passed: 9-3

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Kenneth Forbes, Richard Friedman, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Carlos Diaz-Padron, Deborah Lamb and Carlos Manrique

Absent: Lenny Feldman

**Recommendation 10**

Recommending that annexation and incorporation boundaries be contiguous, logical, and compact, while seeking natural boundaries and allowing a case by case review process for non-conforming areas. Additionally requests for annexations or incorporations shall not create enclaves.

Motion Passed: 7-0

Support: Steven Alexander, Anne Cates, Lenny Feldman, Kenneth Forbes, Deborah Lamb, Mayor Manuel Marono and Mayor Michael Pizzi

Oppose: None

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Absent: Mitchell Bierman, Rosa De La Camara, Carlos Diaz-Padron, Richard Friedman, Carlos Manrique and Commissioner Juan Zapata

**Recommendation 11**

That the Commission waive the petition process for previously formed MACs that may have sunsetted if there is intent ~~(to proceed)~~, also recommending that the MACs not create enclaves along commission district boundaries.

Background: The Code, defines an enclave as an area in which more than 80 percent of its boundaries are surrounded by one or more municipalities and cannot be serviced efficiently or effectively due to its size. Providing services to an enclave that is part of UMSA would be rather difficult.

Motion Passed: 7-1

Support: Steven Alexander, Anne Cates, Lenny Feldman, Kenneth Forbes, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Deborah Lamb

Absent: Mitchell Bierman, Rosa De La Camara, Carlos Diaz-Padron, Richard Friedman and Carlos Manrique

**Recommendation 12**

That the County Code be amended to remove the requirement that municipalities pay for specialized police services.

Background: The County Code requires that any municipality that receives specialized police services directly pays for their service. The current practice in place allows for these services to be maintained through the countywide budget. Removing this requirement from County Code will make it consistent with current practices.

Motion Passed: 7-1

Support: Steven Alexander, Anne Cates, Lenny Feldman, Kenneth Forbes, Mayor Manuel Marono, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Deborah Lamb

Absent: Mitchell Bierman, Rosa De La Camara, Carlos Diaz-Padron, Richard Friedman and Carlos Manrique

**Recommendation 13**

That the Board enact legislation defining the criteria and procedure for an adjacent municipality to raise concern regarding an annexation request, recommending a proposed charter modification if necessary.

Motion Passed: 10-1

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique and Mayor Michael Pizzi

Oppose: Deborah Lamb

Absent: Mayor Manuel Marono and Commissioner Juan Zapata

#### **Recommendation 14**

That the County encourage annexations and incorporations of unincorporated areas to get out of the municipal serves business and focus on regional services.

Motion Passed: 9-3

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Rose de la Camara, Carlos Diaz-Padron and Deborah Lamb

Absent: Mayor Manuel Marono

#### **Recommendation 15**

That every municipal charter shall include provisions ~~for specifying any~~ pension and salaries of elected officials requiring approval by a majority of the voting electors.

Background: Currently, the incorporation process consists of two steps. The first step is a vote by the resident electors determining if they want to be a city. The second step in the incorporation process includes adoption of a charter for the municipality. Subsequent to the charter being adopted, the residents elect municipal officials.

Motion Passed: 11-1

Support: Steven Alexander, Mitchell Bierman, Anne Cates, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: Carlos Diaz-Padron

Absent: Mayor Manuel Marono

#### **Recommendation 16**

Create an advisory panel to analyze UMSA and create a long term plan for improvement and development in which the planning intended is to improve all areas where incorporation seems feasible. However, neither the creation nor implementation of such a plan should delay or bar any ongoing incorporation/annexation studies, efforts or votes.

Divide UMSA into distinct geographic and recognized community areas.

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Analyze each area

- a. Identify specific needs such as crime prevention and community needs
- b. Identify infrastructure needs to encourage development such as road improvements and transportation
- c. Identify business development needs
- d. Identify private sector social service networks and service providers

Create a long range plan for each area and that these recommendations should be followed as part of the County's goal on focusing on regional issues and allowing incorporations.

- a. Identify funding needs and sources
- b. Gather feedback from residents
- c. Set up guidelines and measurable standards of performance for providers
- d. Set up realistic long term goals and break down the goals into short term benchmarks
- e. Identify areas which have realistic resources to incorporate

Adopt the above mentioned plan which shall be in place within three years and present findings to the Board, Mayor and to the residents in town hall meetings.

Motion Passed on July 17, 2013: 9-0

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata

Oppose: None

Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

**Recommendation 16** was amended on July 24, 2013 to include the following:

- f. *Once approximately 20 percent or less of the County's population remains in UMSA, the County will poll residents to determine if full incorporation is desirable.*

Motion Passed: 10-1

Support: Steven Alexander, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi

Oppose: Deborah Lamb

Absent: Mitchell Bierman and Commissioner Juan Zapata

**Recommendation 17**

Miami-Dade County to provide a report to the public, providing a comprehensive accounting of areas in UMSA including population that are not currently included in any MAC or annexation study, within 60 days.

Motion Passed: 8-1

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Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Mayor Michael Pizzi and Commissioner Juan Zapata  
Oppose: Deborah Lamb  
Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

**Recommendation 18**

That the Board adopt an ordinance enabling areas that can't be served by the County efficiently and effectively and ~~were are~~ contiguous to an active proposed incorporation or annexation area, have an opportunity to opt in upon 20 percent petition by the residents of the area and approval of the majority of the Board to a current MAC or annexation effort, prior to the PAB meeting.

Motion Passed: 9-0

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata  
Oppose: None  
Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

**Recommendation 19**

Miami-Dade County ~~to should~~ maintain an updated electronic incorporation and annexation web portal site to include frequently asked questions and principles; pamphlets describing how to incorporate and annex ~~including details about provides what~~ the process; ~~is~~, a list of active incorporations and annexations; and a list of enclave areas.

Background: Currently, information on Annexation and Incorporation can be found on the Miami-Dade County web portal, under the Office of Management and Budget. The website address is: <http://www.miamidade.gov/managementandbudget/incorporation-annexation.asp>

Motion Passed: 9-0

Support: Steven Alexander, Mitchell Bierman, Rosa De La Camara, Lenny Feldman, Kenneth Forbes, Richard Friedman, Deborah Lamb, Mayor Michael Pizzi and Commissioner Juan Zapata  
Oppose: None  
Absent: Anne Cates, Carlos Diaz-Padron, Carlos Manrique and Mayor Manuel Marono

**Recommendation 20**

That the Code be amended to allow 180 days to gather petitions for incorporations, making the Code consistent with the Charter.

Motion Passed: 9-0

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Support: Steven Alexander, Anne Cates, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi  
Oppose: Rosa De La Camara and Deborah Lamb  
Absent: Mitchell Bierman and Commissioner Juan Zapata

### **Final Motion to accept Recommendations**

Adopt recommendations 1-20 with a modification to add line F in recommendation 16 to reflect on record that all items were approved by task force members present, to reflect for recommendations 2 and 8 that Task Force Member Lamb's vote should reflect opposition, also directs Chair to work with staff on a comprehensive report, with no modifications made by staff, accept recommendations as approved, and that the task force will conduct one final meeting to vote on the final report.

Motion Passed: 10-1

Support: Steven Alexander, Anne Cates, Rosa De La Camara, Carlos Diaz-Padron, Lenny Feldman, Kenneth Forbes, Richard Friedman, Carlos Manrique, Mayor Manuel Marono and Mayor Michael Pizzi  
Oppose: Deborah Lamb  
Absent: Mitchell Bierman and Commissioner Juan Zapata

### **Conclusion**

While it may be possible for the Annexation and Incorporation Task Force members to make general recommendations and observations concerning ordinances and policies that will provide guidance to residents engaged in incorporation/annexation efforts, long term direction and plans with specific recommendations of utilization of resources, measures of performance and effectiveness, and estimated costs would be best left to a combination of noted experts including academics, county and municipal staff, elected officials, and civic leaders from areas of UMSA targeted. These plans and recommendations should be reviewed by the county government and residents. Priorities can be established and sequencing of actions can be planned. Estimate of funding costs and benefits have to be outlined. Sources of funding should be identified. There are published federal studies of urban problems and solutions with evaluations of efficacy. Examples of previous efforts by other communities across the country and valid statistics would help with the credibility of launching a long term program.

Further recommendations should outline all remaining areas of UMSA. Each area needs to have a summary of strengths and weaknesses. Each area should have specific goals for improvements. Areas should be prioritized based on need, but no areas should sacrifice services to benefit services for other areas. New resources need to be identified to fund initiatives

as established resources are already minimal. It is important to foster community involvement in these initiatives. Residents need to understand why programs are being implemented and changes made will be to their benefit. If this can be accomplished, community involvement

would greatly help program effectiveness. All residents need to understand how proposed programs in specific areas would benefit the county as a whole. Crime and poverty left unchecked will cause problems for the entire county, despite how tall the gates of gated development are.

If the intent is to reduce the size of the UMSA areas through Incorporation and Annexation, it is very apparent that recipient areas may remain. All areas have attributes for the Miami-Dade County community. If residents choose to remain in UMSA, a plan to make each neighborhood a better place to live should be crafted. While the work will be long, tedious, and extremely difficult, we need an approach to move our community into the reality of being a world class international city and at the same time being a great place to live. We cannot continue to develop west, considering the environmental factors and service delivery issues, especially, if there are opportunities in older established communities. It is how we address these problems and opportunities that determine what type of community in which we will live.

Submitted on September 11, 2013 by:

Comments from Task Force Member Lenny Feldman 2013 Annexation and Incorporation Task Force

Report – September 11, 2013

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Mayor Michael Pizzi, Chair

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Kenneth Forbes, Vice-Chair

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Richard Friedman

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Anne Cates

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Steven Alexander

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Lenny Feldman

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Mitchell A. Bierman

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Carlos Diaz-Padron

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Rosa M. De La Camara

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Deborah Skill Lamb

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Carlos Manrique

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Commissioner Juan C. Zapata

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Mayor Manuel L. Marono

## Comments by Task Force Member Deborah Skill Lamb

**From:** [lambscapes@aol.com](mailto:lambscapes@aol.com) [<mailto:lambscapes@aol.com>]

**Sent:** Friday, September 13, 2013 12:47 AM

**To:** Moon, Jennifer (OMB)

**Subject:** the proposal I want included in the Task Force Report

Ms. Moon,  
please include this as part of the Task Force Report. Please let me know if You would like me to fax this as well.  
Thank you,  
Debbie Lamb

### **Proposal for unincorporated Dade**

Leave UMSA as one whole unit initially.

Make the boundaries that exist now, the accepted boundaries.

Make it a Dependent Special District which is dependent on the County, with no new taxing authority level. State Statute 189.4041

This will allow the County to identify the existing tax base, transportation revenues, sales and use taxes, special police services, mutual aid expenses, etc. to each Council District and to UMSA as a whole. It will also leave UMSA police as one large force that can be used and moved where the need arises. Building and zoning should be kept as one unit for economies of scale as well.

Assign sub districts according to the existing Community Councils.

Annexations that focus on an area primarily to take only the commercial tax base of UMSA should be discouraged. The residents of UMSA should be allowed their self determination, with accurate financials that won't keep getting smaller while they are working on their areas. Some UMSA areas may want to be annexed to an adjacent city and that should be allowed to go forward. But it needs to be UMSA resident driven.

Allow businesses/commercial properties to weigh in by petition on annexations as well if commercial development and or undeveloped property encompasses more than 50% of the the annexation area. Tie the petition to the current occupational license holder of the business, if they don't also reside within the area. They will be the ones directly affected by any tax increases. If 50%plus 1 petition is against annexation, then it should be voided.

Allow each elected Community Council body to oversee any proposed incorporations or annexations that are within their boundaries. Follow the current regulations This should include the PAB and the BCC making the final decision on whether it is allowed to go forward. If any annexation or incorporation includes another Community Council District, require that those Community Council members and their residents participate as well after a vote of 50%+1 agree that they want to be included. If several Community Council Districts want to merge and their residents agree, it should be allowed to be voted on. This would be beneficial for economies of scale.

If any incorporation or annexation fails, at least some "rest" period should be required. It should not be allowed to be revisited again right away. People deserve some relief from any repetitive efforts and should be spared the expense of multiple elections.

A set time could be scheduled each year for the BCC to hear all incorporation and annexation issues. This will help the Commission scheduling and will help keep the public better informed if they know all will be heard during the same month each year. Voting could be scheduled during regular County elections to insure the most participation.

## Comments by Task Force Member Deborah Skill Lamb

All local zoning issues should be decided at the Community Council level and not forwarded to the BCC.

Require ALL Community Council members be elected from their district. BCC appointments should only take place if a mid term vacancy occurs.

Pay Community Council members \$6,000 per year, but with no pension and no health insurance.

If the residents of a Community Council area wish to spend more money than their budget allows for a service, let the residents vote to tax themselves an additional amount for it during the next general election. This effort should be taken after the Council determines that the district is currently receiving all the funding it should.

If residents are satisfied with the dependent special district level of governance and wish to remain in that form, it should be allowed and their borders should be respected as much as any municipality's borders would be respected.

Populations for each Community Council District

District 2 - 48,391	Northeast
District 5 - 95,611	Country Club of Miami
District 7 - 9,433	Biscayne Shores
District 8 - 139,125	North Central
District 10 - 256,279	Westchester
District 11 - 225,307	West Kendall
District 12 - 117,234	Kendall
District 14 - 130,034	Redland
District 15 - 81,430	South Bay
District 16 - 163	Fisher Island

### **Other issues to address**

No one can force an existing municipality to allow their voters to make the decision to annex an area, but a vote of their residents should be encouraged.

According to a municipality's charter, if all the required steps have been taken by their residents to hold a vote to dissolve the municipality, but the governing body of the municipality refuses to allow the process to go to a vote, then the BCC should have the power to force the municipality to hold the vote.

Any major arterial roads should be treated as objects of regional importance and ownership and oversight and revenue should be retained by the BBC, since transportation is also such a major issue and funding is so slim.